

Gladman Developments Limited
Land West of White Post Road, Banbury
ENVIRONMENTAL STATEMENT
July 2015



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Chapter 1: Introduction
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1.1 INTRODUCTION

- 1.1.1 This Environmental Statement (ES) has been prepared by a specialist consultancy team. It relates to an outline planning application (OPA) to Cherwell District Council (CDC) for a residential development on 17.53ha land creating up to 280 new homes at Land West of White Post Road, Banbury (as defined on the Site Location Plan Appendix 2.1). The Parameters Plan (Appendix 2.2) shows the outline of the development and a written description for the Project is provided within Chapter 2 of this ES.
- 1.1.2 This ES reports the findings of an Environmental Impact Assessment (EIA) of the Proposed Development. EIA is a process whereby the environmental effects of a proposed development are rigorously assessed. It enables potentially “significant” environmental effects to be identified and appropriate mitigation measures to be proposed, removing or minimising potential adverse effects.
- 1.1.3 The purpose of this opening chapter of the ES is to outline the background to the proposals, explain the scope of the ES and set out its structure.
- 1.1.4 This ES forms part of the OPA for the Proposed Development. The OPA is accompanied by a series of reports and drawings which are as follows:

OPAD1	Application Forms and Ownership Certificate	GDL
OPAD2	Site Location (Red Line) (drawing)	Aspect
OPAD3	Framework Plan (drawing)	Aspect
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OPAD17 Archaeological DBA	ARS
OPAD18 Geophysical Survey Report	ARS
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OPAD21 Socio-Economic Impact Assessment	Regeneris
OPAD22 Energy Statement	GDL
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OPAD24 Topographical Survey Drawing	JLP

1.1.5 A screening request was made to CDC (Ref: 15/00040/SO) on the 14 May 2015 to determine if the proposal would constitute EIA development. The screening request considered that proposed development should be classed as an Urban Infrastructure Project under Paragraph 10b, Schedule 2 of the Regulations.

1.1.6 The Local Planning Authority issued their screening opinion on 3 June 2015 (Appendix 1.1), and concluded that an EIA would be required as:

“Having regard to paragraph 3 of schedule 3, the cumulative impact of such a development on wider and local landscape character, the special character and appearance of the Bodicote Conservation Area, community infrastructure and particularly local traffic flows (through Bodicote, along Wykham Lane and in Banbury itself) are likely to be significant, have a high probability of occurring and would be of a permanent nature. Consequently the LPA considers that by virtue of the scale, nature and location of the proposed development it would, in combination with other planned and committed developments, have a significant urbanising effect on the environment which can only be properly assessed by the submission of an Environmental Statement”.

1.1.7 Accordingly the ES addresses the cumulative impact of development on wider and local landscape character and the local highway network, the impact of the proposals on the character and appearance of the Bodicote Conservation Area, community infrastructure and local traffic. The ES will also cover Archaeology, Built Heritage and Socio-Economics.

1.1.8 The following topic areas are covered within the ES:

- Development Proposals
- Planning Policy Context
- Consideration of Alternatives
- Landscape and Visual
- Archaeology, Built Heritage and Bodicote Conservation Area.

- Traffic and Transport
- Socio-Economics
- Cumulative effects.

- 1.1.9 Matters of ecology, flooding and air quality (amongst others) are not considered to be significant and have not been addressed. The matters are addressed in separate reports which have been prepared to accompany the OPA.
- 1.1.10 The site lies to the south of Banbury town centre and to the north west of Bodicote. The site forms part of an emerging allocation, Banbury 17. An application has been submitted for the parcel of land directly to the west of the project site, which was accompanied by an ES and was submitted on 17 November 2014. This application is yet to be determined.
- 1.1.11 The application site itself comprises three parcels of land, a large rectangular arable field to the west, a medium sized rectangular arable field located centrally and an irregular shaped small tract of land to the eastern most interface with White Post Road. The land cover in this tract of land is pasture with scattered parkland trees. Its irregular shaped northern perimeter is defined by the boundary with two large detached properties, one being Salt Way Day Nursery the other being a private residence.
- 1.1.12 Immediately south of the application site eastern land parcel lies a large recreational ground with Bodicote Village Hall occupying its south eastern corner.
- 1.1.13 Immediately south of the application site central land parcel is Banbury Cricket ground whose access is off White Post Road via a curvilinear driveway lined with avenues of purple leafed specimen trees, this driveway being within the application site.
- 1.1.14 Wykham Lane bounds the cricket ground to the south with residential properties aligning its northern carriageway segregating the lane from the recreational and cricket grounds.
- 1.1.15 The largest westernmost farm field of the site has a rectangular plot of allotment gardens to the south western corner with informal access off Wykham Lane. It should be noted that the application site does not include these allotments. The northern boundary is defined by the Salt Way, with existing residential units beyond, which therefore remain largely unaffected by these proposals.

1.2 THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

- 1.2.1 The procedure to establish the requirement for an EIA is established by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, [The EIA Regulations].
- 1.2.2 The EIA Regulations require that any proposed development falling within the description of a "Schedule 2 development" within the meaning of the Regulations will be required to be subject to an EIA where such development is likely to have "significant" effects on the environment, by virtue of factors such as its nature, size or location (as screened under Schedule 3).

1.2.3 As established by the Screening Opinion (Appendix 1.1), the proposed development is deemed to be EIA development under Schedule 2, Section 10(b) of the EIA regulations and falls within the 'urban development projects' category and requires an Environmental Statement. An EIA to consider the likely significant effects of the Project has therefore been undertaken.

1.2.4 The ES has been prepared in accordance with the requirements of the Regulations and in particular Schedule 4, which sets out the information for inclusion within an ES. The PPG¹ advises that:

There is no statutory provision as to the form of an Environmental Statement. However, it must contain the information specified in Part II of Schedule 4, and such of the relevant information in Part I of the Schedule 4 as is reasonably required to assess the effects of the project and which the applicant can reasonably be required to compile. It may consist of one or more documents, but it must constitute a single and accessible compilation of the relevant environmental information and the summary in non-technical language'

1.2.5 In conformity to the EIA Regulations this ES reports on the findings of a systematic assessment of any likely "significant environmental effects" of the proposed development. To this end, and as required by the EIA Regulations, the ES includes the information referred to in Part II of Schedule 4, as presented below:

- (1) A description of the development comprising information on the site, design and size of the development.
- (2) A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.
- (3) The data required to identify and assess the main effects which the development is likely to have on the environment.
- (4) An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects.
- (5) A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.

1.2.6 In addition the ES includes such information as outlined in Part I of Schedule 4 of the EIA Regulations; that which is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile.

1.2.7 Each environmental issue will be considered in the following way:-

- A description of baseline conditions;
- A description of the project proposals;

¹ PPG, Paragraph: 033 Reference ID: 4-033-20140306

- A description of the likely significant effects of the project resulting from:-
 - (a) The existence of the Project;
 - (b) The use of natural resources;
 - (c) The emission of pollutants, the creation of nuisances and the elimination of waste;
- A description of cumulative effects;
- Mitigation envisaged to address any significant adverse effects is listed.

1.2.8 The ES describes the likely significant effects of the proposed development in accordance with the requirements of the EIA Regulations. The effects resulting from the proposed development have been assessed, and the results of any likely significant effects reported. If particular effects receive no express mention within individual chapters, this is because they have been judged as having no significance.

1.3 SCOPE OF STUDIES

1.3.1 A screening opinion was received from CDC on 3rd June 2015 (Appendix 1.1). The screening opinion states that the application falls within Schedule 2 development, and having regard to the characteristics of the development, and its close relationship to a number of sites (explained below), the Local Planning Authority considers that the proposal represents EIA development and therefore will require an EIA.

1.3.2 This OPA seeks permission for 280 dwellings, comprising a small element of the south of Salt Way – east emerging allocation (Banbury 17) that collectively will deliver some 1,345 dwellings. In addition, a smaller allocation of some 150 dwellings is proposed at south of Salt Way – west (Banbury 16).

1.3.3 On the western side of Bloxham Road, allocation Banbury 16 seeks to provide 150 dwellings. However, planning permission has been granted for 350 dwellings, a significant increase on the total allocation (14/01188./OUT).

1.3.4 Draft Policies Banbury 16 and 17 of the Cherwell Local Plan: Schedule of Proposed Main Modifications to the (Submission) Local Plan (August 2014), comprise the emerging policy framework for Banbury south west. The EIA has had appropriate regard to the likely future existence of the wider south west Development Area. In particular, the transport assessment (chapter 8) takes account of modelling of the traffic effects of the Proposed Development in conjunction with other elements of the proposed south west Banbury allocations, such cumulative effects are also reported in for instance the LVIA.

1.3.5 The Development Proposals chapter (Chapter 3) provides a comprehensive statement covering the nature of the Project and will collectively address all component parts of the proposal, including sustainability and design quality. It relates directly to the companion Design and Access Statement which support the OPA. Consideration is given, within the relevant ES chapters, to the effects of the proposals on green infrastructure.

1.4 CONSULTATIONS AND BASELINE INFORMATION

1.4.1 Baseline studies were conducted and the results used to inform the design process. Details of these studies are given in subsequent ES Chapters, and where appropriate copies of the surveys are included within the appendices accompanying this ES. The Parameters Plan (Appendix 2.2) has evolved in response to the baseline studies, pre-application advice from CDC and the public consultation exercise.

1.5 PREDICTED EFFECTS

1.5.1 Significant environmental effects are assessed by accepted methods as applicable. In cases such as visual resources, where the effects cannot be scientifically measured, specific criteria and thresholds have been used in accordance with published guidance. The potential effects of the Project are predicted by an assessment of the interaction of the Project with the baseline conditions. In general the likely significant environmental effects are considered in terms of whether they are:

- beneficial or adverse;
- direct;
- short, medium or long term;
- temporary or permanent;
- primary or secondary; and
- Cumulative.

1.5.2 Cumulative effects may be broadly defined as the effects of this Project when assessed cumulatively in the context of other future projects. They may result from:

- temporary or permanent effects;
- the interaction of different effects over time;
- a number of effects at different locations, not necessarily significant individually, but which collectively may constitute a significant effect;

1.5.3 The significance of the predicted effects are assessed for the development of the site from construction phases to completion taking into account the following matters:

- importance of environmental assets;
- sensitivity of the environment;
- extent and magnitude of effect;
- duration of effect;
- reversibility of effect;
- international, national, regional and local standards;
- accordance with planning policy;
- inter-relationship of effects;
- Project proposals.

1.6 PROJECT DESIGN AND ENVISAGED MEASURES

- 1.6.1 The proposed development includes measures (both design and operation proposals) to either ameliorate any otherwise adverse environmental effects or to enhance positive effects.
- 1.6.2 The significance of the predicted environmental effect, taking account of these measures (the residual effect), is set out in the statement of effects. An overview of the significant environmental effects is presented in Chapter 9 of the ES.
- 1.6.3 In June-July 2015 a public consultation exercise was undertaken, including publication of press adverts, a dedicated website and distribution of approximately 600 leaflets to neighbouring households and businesses (as set out in the Statement of Community Involvement submitted with the OPA). The Applicant also wrote to the Bodicote Parish Council and Banbury Town Council on 23rd June 2015 informing them of the proposed residential development, a copy of the leaflet was enclosed.
- 1.6.4 Feedback from interested parties were considered and incorporated in the emerging Framework Plan proposals where possible.

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Chapter 2: Location and Site Description
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2.1 INTRODUCTION

- 2.1.1 This chapter of the ES provides a description of the Application Site and its immediate context. As required, more detailed descriptions of the site, its surroundings and specific features are provided within the relevant topic chapters

2.2 SITE LOCATION

- 2.2.1 Appendix 2.1 identifies the Application site. The site is 17.53 hectares and comprises three parcels of agricultural land.
- 2.2.2 The Site is located to the west of White Post Road, the main route to Bodicote from Banbury and to the north of Wykham Lane to the south of the settlement of Banbury within the Parish of Bodicote. The site is located approximately 1.7km to the south of Banbury centre, with access taken from White Post Road which forms the eastern boundary of the site. On the opposite side of White Post road, is the Bishop Loveday C of E Primary School and Cherwell District Council Offices.
- 2.2.3 White Post Road connects to the A4620, which provides a route into Banbury to the north and south east to the settlement of Adderbury. Junction 11 of the M40 is located some 3.5 km north east of the site, which provides access to Birmingham to the north and Oxford and London to the south.
- 2.2.4 To the immediate north of the Site lies the Salt Way, an attractive tree lined footpath and cycle way and non-designated heritage asset, beyond which lies Banbury's urban fringe with the residential properties of Sycamore Drive, part of the Easington Area. The residential area of Easington provides the residential context north of the site, and is an estate style development largely dating from the 1960-70's. Development is typical of this era with a mix of detached and semi-detached houses and bungalows fronting streets and cul-de-sacs.
- 2.2.5 To the north east of the site lies one of Banbury's major employers, Horton General Hospital, as well as a Sainsbury's supermarket.
- 2.2.6 To the south, the site extends to Wykham Lane, with Banbury Cricket Club forming the south eastern boundary. Beyond the Cricket Club is the village of Bodicote. To the south of the site, beyond Wykham Lane, are open agricultural fields.
- 2.2.7 Beyond the site area to the west lies open countryside primarily used for agricultural purposes, with the A361 beyond. The A361 is one of the main strategic routes into Banbury, and connects Banbury with Bloxham to the south. The area of land immediately to the west of the Site is part of the Banbury 17 allocation, and is currently the subject of a live planning application, reference: 14/01932/OUT for up to 1,000 dwellings, retail, community uses and primary school. As demonstrated on the Parameters Plan and illustrative Development Framework Plan, a spine road/link road will be provided linking the two sites and connecting the A361 Bloxham Road to the A4260 Oxford Road.

2.3 SITE DESCRIPTION

- 2.3.1 The site is 17.53 hectares and comprises three parcels of agricultural land, the site location plan is provided at Appendix 2.1.
- 2.3.2 The application site itself comprises three parcels of relatively flat land sloping down to the southern boundary with Wykham Lane, a large rectangular arable field to the west, a medium sized rectangular arable field located centrally and an irregular shaped small tract of land to the eastern most interface with White Post Road. The land cover in this tract of land is pasture with scattered parkland trees. Its irregular shaped northern perimeter is defined by the boundary with two large detached properties, one being Salt Way Day Nursery the other being a private residence.
- 2.3.3 This area of the site has a high concentration of trees of high quality, which from an Arboricultural perspective are of high quality. This includes mature specimens of beech, English oak, sycamore and common lime, which have large crowns and contribute a high visual amenity to the surrounding area. The remaining tree stock on site comprises mostly of young to semi-mature groups of trees that are situated within the field hedgerows that demarked the separate field parcels.
- 2.3.4 Immediately south of the application site eastern land parcel lies a large recreational ground with Bodicote Village Hall occupying its south eastern corner.
- 2.3.5 Immediately south of the application site central land parcel is Banbury Cricket Ground whose access is off White Post Road via a curvilinear driveway lined with avenues of purple leafed specimen trees, this driveway being within the application site.
- 2.3.6 Wykham Lane bounds the cricket ground to the south with residential properties aligning its northern carriageway segregating the lane from the recreational and cricket grounds.
- 2.3.7 The largest westernmost farm field of the site has a rectangular plot of allotment gardens to the south western corner with informal access off Wykham Lane. It should be noted that the application site does not include this plot of allotments.
- 2.3.8 Salt Way is culturally significant at a local level as a non-designated heritage asset, being a medieval trade route. It is also significant as a wildlife corridor and as a recreational amenity being part of the Sustrans network as well as a restricted byway. To the north of the Salt Way is the residential area of Easington, which is part of the Urban Area of Banbury.
- 2.3.9 There is currently no public access into the application site, apart from a public footpath which runs through the middle of the westernmost field.
- 2.3.10 There are no listed buildings, scheduled monuments, registered parks and gardens, battlefields or conservation areas within or adjoining the application site. There are a number of listed buildings that sit within close proximity to the site, including Wykham Farmhouse to the west of the site, the Church of St John the Baptist and a number of others within the Bodicote Conservation area, the boundary of which lies circa 350m from the site.

Chapter 3: Development Proposals (The Project)
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3.1 INTRODUCTION

3.1.1 This chapter of the ES describes the Proposed Development. Some details are addressed in the sections of topic-specific chapters, where appropriate. The totality of the Proposed Development is described across this chapter, the topic specific sections and the supporting outline application documents.

3.1.2 The project will constitute a high quality residential development complete with associated open space requirements to meet the community needs as part of a cohesive green infrastructure development. It is anticipated that the development will deliver up to 280 new homes, together with children's play space, youth games court, land for a cricket pitch and amenity green spaces. Further details can be found within the Design and Access Statement submitted with the OPA.

3.2 FORM OF THE PLANNING APPLICATION

3.2.1 The planning application has been made in outline, with details of scale, specific layout, design and landscaping reserved for future consideration. The means of access will be considered as part of the outline application, and is covered in more detail within the supporting transport assessment and access plan submitted with the OPA. The application seeks to establish the principle and main parameters of the scheme.

3.2.2 As the planning application has been made in outline, with matters of design detail, scale and layout reserved for future consideration, the ES cannot be specific regarding the final development. A copy of the illustrative parameters plan for the proposed development can be found at Appendix 2.2.

3.3 THE PARAMETERS PLAN – PROPOSED DEVELOPMENT

3.3.1 The Parameters Plan (Appendix 2.2) sets the location and scale of the proposals, which can be summarised as:

- **Amount** - The net developable area is 8.3 hectares for residential development providing up to 280 dwellings, 30% affordable and 70% open market housing. The development will provide a mix of house types and tenures, offering a mix of open market housing ranging from first times homes to larger family homes in line with current guidance and need.
- **Density** - The layout of the development would be carefully considered to achieve average density of around 35 dwellings per hectare.
- **Scale** – The proposed buildings will be 2-2.5 storeys in height (approximately 7.5-10.5m high) and reflect similar footprints, style and vernacular to the existing properties within Banbury and Bodicote to ensure the bulk and scale of the built form is appropriate to its urban fringe location.
- **Appearance** - Traditional building materials and vernacular will reference the localised context and assist in ensuring that the proposals relate well to the character of the

neighbouring urban context and wider setting of Banbury, creating a modern interpretation that will be explored further at the detailed design stage.

- **Open Space** – The formal public open space provision has been divided into two main areas located in the eastern and southern site areas. The proposed publically accessible open space consists of a total of approximately 8.02ha (approximately 45% of the total site area), and incorporates formal footpaths and areas of amenity to provide areas for informal recreational activities and to enhance biodiversity. The areas of open space include strategic landscaped zones incorporating native tree and shrub planting to the boundaries and perimeters of the open spaces to reinforce the existing site boundaries and further contribute to the local landscape. Amenity green space will also provide opportunities for informal recreation and the provision of naturalised areas is to be promoted to offer habitat opportunities for wildlife, in keeping with the findings of the Ecology Assessment, and will be included within the new native planting areas and adjacent to the retained vegetation to the site boundaries. The public open space areas will include informal recreation set within a landscaped context. Onsite equipped play areas, a Youth Games Court and provision of land for a cricket pitch are also included within the proposals.
- **Landscaping** - the areas of open space include strategic landscaped zones incorporating native tree and shrub planting to the boundaries and perimeters of the open spaces to reinforce the existing site boundaries and further contribute to the localised landscape. The majority of trees of value identified in the Arboricultural Assessment will be retained.
- **Sustainability** - Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards. The current illustrative layout allows for an attenuation pond on the southern site boundary which aims to mimic greenfield runoff rates.
- **Access** - The Proposed Development, through sustainable design, aims to minimise the effects of the private car on the highway network and to encourage greater use of other transport modes. More detail is provided within the Transport Assessment and Travel Plan which are submitted separately with the planning application and Chapter 8 of this ES. A new access arrangement is proposed off White Post Road, via a priority controlled junction. Pedestrian and Cycle Access will be taken from White Post Road, Saltway and Wykham Lane, a key objective of the Proposed Development is to improve connectivity between the site and the wider footpath network.

3.4 DESIGN OBJECTIVES

3.4.1 The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset the proposals have sought to respond to and where possible enhance the existing features which characterise the Site and its immediate setting.

3.4.2 The Proposed Development is based on a set of design objectives drawn from national and local urban design policies and from good practice. The objectives also reflect the results of the stakeholder engagement and public consultations. These objectives include:

- Delivery of a high quality, sustainable residential layout which will create an attractive new community and can be integrated into the existing urban edge;
- Delivery of up to 280 new dwellings, including policy compliant affordable housing and a range of property types and sizes.
- Retain and incorporate existing boundary trees and hedgerow planting and improve biodiversity where possible;
- Respecting the visual amenities of the wider landscape setting, the scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting;
- Provision of an integrated network of public open spaces forming part of a strong green infrastructure. Incorporating opportunities for extensive new landscaping to retain and further add to the existing green infrastructure and Public Rights of Way.
- Provision of a vehicular access link to adjacent development to the west of the application site;
- Create a 'place' which is designed for people and is easy to understand and move through, with quality 'communal' streets providing good pedestrian and cycle linkages both within the site and beyond;
- Promote sustainability through the design and construction process, reducing energy consumption and minimising waste;

3.4.3 These issues are examined in more detail within the design and access statement accompanying this planning application.

3.5 IMPLEMENTATION, PHASING, MANAGEMENT AND MAINTENANCE

- 3.5.1 It is expected that the approach to construction and the approach to the future management and maintenance of the proposed development are likely to be matters governed by condition. The applicant will develop and implement a Construction Environmental Management Plan (CEMP) for the site prior to construction, thereby ensuring that any potential environmental effects are within suitable standards or mitigated where no standards exist.
- 3.5.2 Establishment of tree planting will occur early on to ensure that the green infrastructure is robust to limit any visual impact.
- 3.5.3 It is envisaged that the open space resources created by the Proposed Development would be managed and maintained by an independent management trust/company. It is understood that CDC does not seek to adopt such amenities.

Chapter 4: Planning Policy Context
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4.1 INTRODUCTION

4.1.1 This chapter of the ES sets out the relevant planning policy context against which the development proposals should be considered. Policy matters relating to EUIA have been covered within Chapter 1 of the ES, this chapter identifies all of the relevant local and national planning policy and guidance. An analysis of how the scheme complies with planning policy is contained in the Supporting Planning Statement, which has been produced by Gladman Developments Ltd, and is submitted in support of the planning application.

4.2 NATIONAL PLANNING POLICY FRAMEWORK

4.2.1 The Government published and brought into force the National Planning Policy Framework (NPPF) on 27 March 2012 following an extensive period of consultation and revision. At its core is a presumption in favour of sustainable development for plan making and decision taking. Paragraph 2 makes clear that the NPPF is a material consideration in planning decisions:

“Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise [in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990]. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions”.

4.2.2 The overall emphasis of the NPPF is to reiterate the Government’s key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focussing development in the most appropriate locations, thereby protecting and enhancing the environment. The NPPF forms a significant material consideration in the determination of the application.

4.2.3 Within the opening section of the NPPF, the role of the planning system is made clear with the focus on the contribution planning should make towards the achievement of sustainable development, which is defined as having three dimensions, namely economic, social and environmental. It specifically states:

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

- 4.2.1 Importantly, these roles should not be undertaken in isolation but should be seen as mutually dependent. The NPPF¹ states that “...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system”.

The Presumption in Favour of Sustainable Development

- 4.2.2 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan making and decision taking. For decision taking this means²:

*“Approving development proposals that accord with the development plan without delay; and
Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted”.*

Delivering Sustainable Development

- 4.2.3 To deliver sustainable development, the NPPF sets out guidance under 13 policy areas. The policy areas and policies most relevant to the application proposals are summarised below.

Promoting Sustainable Transport

- 4.2.4 The NPPF promotes sustainable transport³ stating that all developments that generate significant amounts of movement should be supported by a Transport Assessment and Travel Plan. Plans and decisions should take account of whether:

- *The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *Safe and suitable access to the site can be achieved for all people; and*
- *Improvements can be undertaken within the transport networks that cost-effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.*

¹ NPPF, Paragraph 8

² NPPF, Paragraph 14

³ NPPF, Paragraph 32

Delivering a Wide Choice of Quality Homes

4.2.5 This section of the Framework builds on the guidance in PPS3 to meet the Government's key housing objective "to boost significantly the supply of housing". Paragraph 47 sets out how LPAs should achieve this boost in the supply of housing, including a requirement to:

"identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"

4.2.6 Paragraph 49 provides further guidance on both how this should be achieved and how applications should be considered if it is not:

"...Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

4.2.7 To deliver a wide choice of high quality homes which create sustainable, inclusive and mixed communities, local planning authorities should⁴:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution to make more effective use of the existing housing stock.

4.2.8 The supply of new homes can sometimes be best achieved through planning for larger scale development, such as extensions to existing villages and towns. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.

Requiring Good Design

4.2.9 The government attaches great importance to the design of the built environment. Paragraph 57 sets out the importance of planning positively for the achievement of high quality inclusive design

⁴ NPPF, paragraph 50

for all development, including individual buildings, public and private spaces and wider area development schemes.

4.2.10 Good design is a key aspect of sustainable development and the NPPF requires planning decisions⁵ to aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.*

4.2.11 Paragraph 64 prescribes that permission should be refused for development of poor design.

Promoting Healthy Communities

4.2.12 The NPPF encourages developments to facilitate social interaction and the creation of healthy and inclusive communities⁶. Well integrated and accessible community facilities and public spaces can positively enhance the sustainability of communities and residential environments. To support this, LPAs should aim to involve all sections of the community in the development to achieve places which promote:

- *Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and*
- *Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas”.*

4.2.13 Paragraph 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of existing and future communities.

⁵ NPPF, paragraph 58

⁶ NPPF, paragraph 69

- 4.2.14 Paragraph 75 also requires planning policies to protect and enhance public rights of way and that Local Planning Authorities should seek opportunities to provide better access and links to facilities for users.

Conserving and enhancing the natural environment

- 4.2.15 Paragraph 109 of the NPPF places an emphasis on protecting valued landscapes, minimising impacts on biodiversity and providing net gains where possible and preventing unacceptable levels of pollution.
- 4.2.16 Paragraph 118 states that when determining planning applications, LPAs should aim to conserve and enhance biodiversity by, amongst other things, encouraging opportunities to incorporate biodiversity around new developments.

Conserving and enhancing the historic environment

- 4.2.17 Paragraph 126 to 141 details the NPPFs approach to conserving and enhancing the historic environment.
- 4.2.18 Paragraph 128 prescribes that when determining applications, LPAs should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.
- 4.2.19 The Framework at paragraphs 131-134 prescribes how any impacts on heritage assets should be considered in the planning balance. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 135 makes clear that the effect of an application on the significance of a non-designated heritage asset should be taken into account in the determination of the application.

Viability

- 4.2.20 Paragraph 173 requires that Local Planning Authorities take into account viability and deliverability in determining applications. It states:

“Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable”

Making Planning Decisions

- 4.2.21 The NPPF at paragraph 168 states that LPAs should approach planning decision in a positive way to foster the delivery of sustainable development. Paragraph 187 states that authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. LPA's should work proactively with applicants to secure developments that improve the economic, social and environmental conditions for the area.

4.3 LOCAL PLANNING POLICY

- 4.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3.2 The development plan for the site comprises the saved policies of the Cherwell District Local Plan (1996). However, the new Cherwell Local Plan will be adopted shortly after the submission of the application subject to suggested main modifications, and will become the adopted development plan. The developments accordance with local and national policy is explained in greater detail in the planning statement submitted with the application.

Cherwell District Local Plan (1996)

- 4.3.3 The statutory adopted Development Plan for Cherwell District Council comprises the saved policies from the Cherwell Local Plan (adopted in 1996), originally intended to cover the period up until 2001. A number of policies are still relevant and 'saved' until the Council's Local Development Framework that will replace the adopted Cherwell Local Plan is in place (likely to be during the determination of the application).
- 4.3.4 Policy C1 and C2 seek to promote the interests of nature conversation and ensure the protection of sites of local nature conservation value, whilst Policy C5 seeks to protect the ecological value and rural character of Salt Way.
- 4.3.5 Policy C7 seeks to prevent harm to the topography and character of landscape by requiring development to take into account changes in slope level and not to detract from important views.
- 4.3.6 Policy C13 seeks to preserve areas of high landscape value. Policy C14 seeks to retain important trees, woodland and hedgerows and ensure that new planting uses species native to the area.
- 4.3.7 Policy C15 seeks to prevent the coalescence of settlements.
- 4.3.8 Policy C25 and C26 seeks protection, enhancement and preservation of sites and/or settings of important archaeological features and scheduled ancient monuments.
- 4.3.9 Policy ENV1 seeks to ensure the amenities of the environment and neighbouring residents are not unduly affected by development.

- 4.3.10 Policy H5 sets out a target affordable housing provision of 20% in Banbury, subject to viability of the scheme.
- 4.3.11 Policy R12 requires the provision of 2.43 ha of public open space per 1,000 population.
- 4.3.12 Policy TR1 that requires provision of highways improvements and/or additional public transport.

Cherwell Local Plan 2031: Submission Document (2014, as amended by Main Modifications and the Inspector's Report)

- 4.3.13 CDC submitted their emerging Local Plan to the Secretary of State for Communities and Local Government on 31st January 2014 for formal Examination. Examination Hearings were suspended by the Inspector on 9th June 2014 for six months to:

'... enable the Council to put forward proposed modification to the plan involving increased new housing delivery over the plan period to meet the full, objectively assessed needs of the district, as required by the NPPF and based on the Oxfordshire Strategic Housing Market Assessment (undertaken by GL Hearn March 2014).' ([CDC website](#))

- 4.3.14 The Council consulted on modifications to the Submission Cherwell Local Plan including a revised housing requirement, modified Policies Maps, an update to the Sustainability Appraisal and a range of other supporting documentation between August and October 2014. The modifications included a new plan period (2011-2031) to reflect the 2014 Oxfordshire SHMA, with an increased housing requirement from 16,750 dwellings in the submission version of the Cherwell Local Plan between 2006 and 2031 (i.e. 670 dpa) to 22,840 dwellings between 2011 and 2031 (i.e. 1,142 dpa).
- 4.3.15 CDC submitted its proposed modifications to the Submission Local Plan (Part 1) on 21st October 2014, and examination hearings resumed between the 9th and 23rd December 2014 with the Local Authority taking forward their full objectively assessed needs figure of 22,800 dwellings; their midpoint figure as shown in the Oxfordshire SHMA 2014.
- 4.3.16 In a report from the Inspector dated 9th June 2015 it was acknowledged that subject to the recommended main modifications set out in the Appendix the Cherwell Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF. The intention of the Council is to present the Plan to Members at a meeting on 20th July 2015 in the hope for adoption.
- 4.3.17 The spatial strategy of the Plan is to manage growth within the district and focus the bulk of growth in and around the settlements of Bicester and Banbury. As such it is clear that Banbury will make a substantial contribution towards meeting the housing needs of the district. Policy BSC1 sets out the district wide housing provision, to provide for at least 22,840 homes over the plan period (some 1,140 dwellings per annum), with some 7,139 homes to be provided at Banbury.

- 4.3.18 The proposed Main Modifications propose development, south of Salt Way, and bounded by White Post Road to the east, extending to Crouch Farm to the west, known as south west Banbury. Policy Banbury 16 (south of Salt Way -west) and Policy Banbury 17 (south of Salt Way -east) will collectively deliver up to 1,495 dwellings as part of a number of local communities with strong links to Banbury town centre, to bring forward affordable housing, a new primary school and local centre and other infrastructure benefits. The application site is identified as part of the Banbury 17 allocation.
- 4.3.19 Policy Banbury 17 - south of Salt Way-east allocates land for up to 1,345 dwellings, of which up to 280 will be delivered through this proposed development. Directly adjacent to this proposed site, an outline application for up to 1,000 dwellings is currently awaiting determination by the Council. The adjacent site is providing a local centre, primary school and associated community facilities, as well as the route for the spine road which is an integral requirement of Policy Banbury 17. The north western parcel of the allocation has been granted outline and reserved matters approval, for 145 dwellings (12/00080/OUT and 14/01225/REM).
- 4.3.20 The Policy also sets out a number of key site specific design and place shaping principles to guide development of the entire allocation. A joint comprehensive masterplan, covering the entire allocation, has been produced in response to the policy requirement of Banbury 17. A detailed analysis of the compliance of the proposal with the policies of the soon to be adopted Cherwell Local Plan (2011-2031) is provided in the planning statement submitted with the application.

Affordable Housing

- 4.3.21 The development proposal includes the provision of up to 84 affordable homes, equating to 30% of the total number of units. This level of affordable housing provision would be in accordance with Local policy requirements and would help CDC to meet local housing needs.

4.4 SOCIO-ECONOMICS

- 4.4.1 A socio-economic assessment has been prepared by Regeneris Consulting and assesses the socio-economic impacts of the development. This document is submitted as part of the planning application. It concludes that there are several significant benefits arising from the scheme, including:
- Investment in construction of £36.1 million.
 - 130 FTE jobs on average per annum over the duration of the build programme.
 - Opportunities for local job seekers to find employment within the construction industry.
 - Increased household spending within Banbury of £2.37 million, rising to £2.59 million across Cherwell District as a whole.
 - Continued support to local businesses, during the construction and operational phases of the scheme.
 - An estimated 450-480 economically active residents either in work or actively seeking work.

- A stimulus to housing sales allowing local property market movement.
- CDC will receive a new homes bonus payment of £2.1 million over a six year period following the completion of the development.

4.4.2 The limited impact of the Proposed Development on community infrastructure will be addressed as part of the Section 106 agreement, which whilst needed to make the scheme acceptable in planning terms, will be a benefit of the scheme.

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Chapter 5: Consideration of Alternatives
Land West of White Post Road, Banbury
ENVIRONMENTAL STATEMENT
July 2015

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5.1 INTRODUCTION

- 5.1.1 A statutory requirement for inclusion in an ES is the reporting of the consideration of alternatives in the development of a proposal. Schedule 4 of the EIA Regulations states that an ES is required to provide:

'An outline of the main alternatives studied by the applicant or appellant and an identification of the main reasons for his choice, taking into account the environmental effects.'

5.2 CONSIDERATION OF ALTERNATIVES

- 5.2.1 The opportunity to consider alternative sites to the Proposed Development is strongly influenced by the allocation of the site as part of the proposed wider south-west extension of Banbury, defined as south of Salt Way – east in the soon to be adopted Cherwell Local Plan 2031. The site was allocated, as part of the Strategic Development: Banbury 17 for 1,345 units in the Cherwell Local Plan: Schedule of Proposed Main Modifications to the (Submission) Local Plan (August 2014).
- 5.2.2 The Spatial Strategy for Cherwell District, as outlined within the Illustrative Submission Local Plan, states that *"Most of the growth in the district will be directed to locations within or immediately adjoining the main towns of Banbury and Bicester... Banbury will continue to grow, albeit to a lesser extent than Bicester, in accordance with its status as a market town with a rural hinterland."*
- 5.2.3 Given the Plan's evidence base which includes comparative site assessments for the district's growth, which include the Options for Growth Document (2008), and the Cherwell Local Plan Sustainably Appraisal (2013), the Banbury Landscape Sensitivity and Capacity (September 2013), the Banbury Landscape Sensitivity and Capacity Assessment Addendum (August 2014) and Sustainability Appraisal Addendum for Main Modifications (2014) which underpin the allocation of the Proposed Development site, it is not considered necessary to consider potential alternative sites around the town in this EIA. The PPG¹ makes clear that an applicant does not have to consider alternative sites.
- 5.2.4 The Cherwell Local Plan Submission Draft (2014) states at paragraph C.103 that the majority of housing growth will take place at the edge of the settlement in sustainable locations. Paragraph C.104 notes that although a significant amount of housing growth is anticipated and allocated in Banbury, it is tightly constrained by its landform, with the River Cherwell Valley and flood plain to the east, steep sided valley and villages to the west and rising landform and heritage constraints to the north. The site represents a significant opportunity to provide a carefully designed urban extension of Banbury that will allow the successful delivery of the Banbury 17 allocation.
- 5.2.5 In terms of potential alternative designs of the Proposed Development, these are limited by a range of existing Site constraints, including access requirements, and the requirement for a link road to serve the wider Banbury 17 allocation, need to respect the visual amenities of the wider landscape

¹ PPG Paragraph: 041 Reference ID: 4-041-20140306

setting, ensure no coalescence with Bodicote and protecting the setting of the Salt Way and Crouch Hill.

- 5.2.6 The design of the scheme has evolved through consultation with CDC, key stakeholders and the public and the findings of the series of studies that make up the EIA. A detailed description of the development proposals is presented in Chapter 3: The Proposed Development.

**Chapter 6: Landscape and Visual
Land West of White Post Road, Banbury
ENVIRONMENTAL STATEMENT
July 2015**

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6.1 INTRODUCTION

6.1.1 Aspect Landscape Planning Ltd has been appointed by Gladman Developments Ltd (the “applicant”) in respect of land west of White Post Road, Banbury (the “application site”) to undertake a Landscape Visual and Impact Assessment which will form part of the Environmental Statement to be submitted under an OPA for a residential development on the site.

6.1.2 A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.

6.1.3 The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within section 6.2 of this chapter.

6.1.4 This chapter of the ES will include the following:-

- A description of the baseline conditions.
- An assessment of potential effects that may arise during demolition, construction, operation and decommissioning (where appropriate).
- A description of the proposed development and detail of the mitigation measures proposed to remove, reduce or remedy any potentially significant adverse effects.
- A description of any significant adverse effects that may remain following implementation of the mitigation measures.
- An assessment of any significant effects which may impact upon the landscape setting of the heritage asset and natural asset designations.
- Cumulative environmental effects arising from the proposed development and other development proposals within the locality.

6.1.5 This assessment should be read alongside the other supporting material which accompanies this application.

6.1.6 This chapter on Landscape and Visual Impact Assessment has the following Appendices within section A6 of Environmental Statement Vol 2, Appendices to Chapters:

- | | |
|--------------|------------------------------------|
| Appendix 6.1 | Site and Setting Plan |
| Appendix 6.2 | Opportunities and Constraints Plan |
| Appendix 6.3 | Development Framework Plan |

Appendix 6.4	Visual Assessment
Appendix 6.5	ZTV Analysis Diagram
Appendix 6.6	NCA 95: Northamptonshire Uplands
Appendix 6.7	OWLS: Upstanding Village Farmlands
Appendix 6.8	CDC: Ironstone Hills and Valleys
Appendix 6.9	CDC Banbury Landscape Sensitivity & Capacity Study Addendum 2014
Appendix 6.10	Local Plan 2031 Emerging Policies Map
Appendix 6.11	Cumulative Effect Table
Appendix 6.12	Cumulative Effect Sites Plan

6.2 METHODOLOGY

- 6.2.1 The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an EIA. This methodology takes on board the above guidance.
- 6.2.2 When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 6.2.3 The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

a) **Baseline Study**

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of

the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

b) Project description

6.2.4 The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

c) Description of Effects

6.2.5 The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor.

6.2.6 This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

d) Significance of Effects (EIA only)

6.2.7 A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative/ adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing the significance of effects

Landscape Sensitivity

6.2.8 The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attributed to the existing landscape. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

6.2.9 The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
High	Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected

	by the development. Examples include viewers within National landscape designations, users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 6.2.10 The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

6.2.11 The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama /view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

6.2.12 The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.

Table 5: Measuring Significance of Effect

		Sensitivity of Receptors			
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate/ Minor	Minor	Negligible	Negligible/ None

6.2.13 It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.

6.2.14 A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects (EIA only)

6.2.15 Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

6.3 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF), March 2012

6.3.1 The NPPF aims to provide one concise document which sets out the Governments planning policies for England by replacing previous Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). It aims to provide a planning framework within which the local community and local authorities can produce distinctive local plans which respond to local needs and priorities.

6.3.2 The NPPF promotes a presumption in favour of sustainable development, defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs', and providing it is in accordance with the relevant up-to-date Local Plan and policies set out in the NPPF, including those identifying restrictions with regard to designated areas.

6.3.3 Paragraph 14 describes the key theme throughout the Framework is that of Achieving Sustainable Development' and confirms that the "presumption in favour of sustainable development" should be seen as a "golden thread running through both plan-making and decision- taking.'

"For decision - taking this means:

(i) "Approving development proposals that accord with the development plan without delay; and

(ii) Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:

• Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

• Specific policies in this Framework indicate development should be restricted."

6.3.4 In respect of the latter, footnote 9 within the Framework identifies the types of areas where development should be restricted and lists sites protected by the Birds and Habitats Directive and/or designated as SSSI's: land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park: designated heritage assets and locations at risk of flooding or coastal erosion.

6.3.5 Twelve Core Planning Principles are set out at Paragraph 17, of which the following are relevant to landscape and visual matters, stating that planning should:

- *"not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*

- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production);*
- *conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations; and*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable."*

6.3.6 The NPPF then identifies thirteen aspects which should be considered in developing local plans and reviewing planning applications. Those of relevance to the landscape and visual considerations of the Application Site and proposed development include Section 7: Requiring good design. Paragraph 58 states that planning policies and decisions should aim to ensure that developments, inter alia:

- *"..Establish a strong sense of place,*
- *respond to local character and history, and reflect the identity of local surroundings*
- *are visually attractive as a result of good architecture and appropriate landscaping*

6.3.7 Paragraph 61 states that: *"planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."*

6.3.8 Section 11: Conserving and Enhancing the Natural Environment notes in paragraph 109 that the planning system should contribute to and enhance the natural and local environment by inter alia *"protecting and enhancing valued landscapes, geological conservation interests and soils"*.

6.3.9 Paragraph 110 sets out that the aim, in preparing plans for development, should be to minimise adverse effects on the local and natural environment, and that plans should allocate land with the least environmental or amenity value.

6.3.10 Paragraph 114 notes that furthermore, local planning authorities should: *"set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure."*

6.3.11 Paragraph 125 states that: *"By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."*

Local Planning Policy

Emerging Cherwell Local Plan 2011-2031

6.3.12 The emerging Cherwell Local Plan was submitted to the Secretary of State for Communities and Local Government for formal examination on January 2014. In June 2014 the Inspector suspended the examination to allow the Council to undertake main modifications in relation to meeting its objectively assessed housing needs over the plan period. The Council has since undertaken modifications along with further public consultation and has re-submitted these to the Inspector in October 2014. The Inspector's Report on Examination of the modified submission has been published and council officers are considering the report. It is intended that it will be presented to Members at meeting of the Council on 20 July 2015 with a recommendation for adoption. Relevant policies are set out below.

Policy ESD13: Local Landscape Protection and Enhancement

6.3.13 This policy seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Proposed development should not give rise to undue visual intrusion, it should be consistent with local character and should not harm the setting of local settlements.

Policy ESD15: Green Boundaries and Growth

6.3.14 Development proposals should incorporate appropriate green infrastructure. Green buffers identified within the draft local plan are intended to define the limits of built development between settlements, including Banbury and Bodicote. The application site would lie within the proposed modified green buffer.

Policy ESD16: The Character of the Built and Historic Environment

6.3.15 All new development is required to be of a high design standard and respect the areas built, natural and cultural context.

Policy ESD18: Green Infrastructure

6.3.16 The policy seeks to ensure the existing green infrastructure network forms an integral part of new development.

Banbury 17 Allocation

6.3.17 The development proposals of the application site falls within the eastern section of the proposed Strategic Housing Allocation of Banbury 17, which comprises a broad tract of agricultural green field land extending across the southern settlement edge of Banbury which will incorporate a total of 1,345 dwellings.

6.3.18 The undeveloped southern section of the application site is shown on the emerging modified policy map as Outdoor Sports Provision.

6.3.19 The undeveloped eastern section of the application site is shown on the emerging modified policy map as New Green Space and Parks.

6.4 BASELINE CONDITIONS

The Site & Context

- 6.4.1 Banbury is a historic market town located on the River Cherwell in Oxfordshire and lies 34km north west of Oxford. With a population of approximately 46,850 it is a major centre within the district with a significant commercial and retail economy (refer Appendix 6.1).
- 6.4.2 Whilst the main planning authority is Cherwell District Council, the application site lies within Bodicote Civil Parish.
- 6.4.3 In relation to transport infrastructure, Oxford Road A4260 runs north-south some 250m east of the application site with the M40 lying further east at 1.75km. Further beyond this the mainline railway corridor lies 2.5 km east.
- 6.4.4 The application site occupies the land between Banbury's southern settlement fringe and the western realms of the village of Bodicote and is allocated within the emerging local plan.
- 6.4.5 The site is bounded by White Post Road directly in the east, the main route to Bodicote from Banbury, and Wykham Lane in the south, a rural lane which heads westwards to Broughton.
- 6.4.6 The historic route of Salt Way (also a restricted byway) bounds the site directly north, beyond which lies Banbury's urban fringe with the residential properties of Sycamore Drive.
- 6.4.7 To the west the application site abuts further agricultural land which also forms part of the wider development allocation within the emerging local plan, of which the site forms part that extends towards the Wykham Park some 2km west where Bloxham Road A361 heads north east to Banbury.
- 6.4.8 The application site falls within the eastern section of the new proposed Strategic Housing Allocation of Banbury 17. The land directly adjacent to the west also falls within Banbury 17 and is subject to a separate planning application 14/01932/OUT submitted by another party for up to 1000 homes.
- 6.4.9 The application site itself comprises three parcels of land, a large rectangular arable field to the west, a medium sized rectangular arable field located centrally and an irregular shaped small tract of land to the eastern most interface with White Post Road. The land cover in this tract of land is pasture with scattered parkland trees. Its irregular shaped northern perimeter is defined by the boundary with two large detached properties, one being Salt Way Day Nursery the other being a private residence. Access to these properties is off Salt Way. A distinctive feature of the application site is the large mature tree canopies which abound within and on the boundaries of these properties.
- 6.4.10 A well-established hedgerow forms the eastern boundary with White Post Road, a busy main road which boasts mature street trees on the eastern side of the carriageway along with extensive areas of green open space. A primary school and local council offices occupy the land further south before the main settlement of Bodicote commences.

- 6.4.11 Immediately south of the application site eastern land parcel lies a large recreational ground with Bodicote Village Hall occupying its south eastern corner.
- 6.4.12 Immediately south of the application site central land parcel is Banbury Cricket ground whose access is off White Post Road via a curvilinear driveway lined with avenues of purple leafed specimen trees. The cricket club driveway traverses through and within the application site's eastern land parcel before dog-legging into the cricket ground's curtilage where an extensive car park facility is again framed with specimen trees. A prominent two storey pavilion stands sentinel to the north of the cricket pitch oval, with nets and an ancillary outbuilding also visually prominent. The dominant pavilion structure is ameliorated by mature hedgerow trees which frame the building within the north west and northern corner boundaries.
- 6.4.13 Wykham Lane bounds the cricket ground to the south with residential properties aligning its northern carriageway segregating the lane from the recreational and cricket grounds.
- 6.4.14 Beyond and west of these properties Wykham Lane is a narrow winding country lane with a meadow verge and well established high hedgerows which are fairly consistent in their continuity.
- 6.4.15 The largest westernmost farm field of the site has a rectangular plot of allotment gardens to the south western corner with informal access off Wykham Lane. It should be noted that the application site does not include this plot of allotments.
- 6.4.16 The application site's land parcels are sub-divided by field hedgerows which are trimmed yet gappy in places and are mostly devoid of hedgerow trees.
- 6.4.17 To the west of the application site's western land parcel lie more long rectangular arable fields and field hedgerows.
- 6.4.18 Salt Way adjacent to the north of the application site is strongly defined by a well-established hedgerow with intermittent mature hedgerow trees. It also forms a wildlife corridor and is of recreational amenity being part of the Sustrans network as well as a restricted byway.
- 6.4.19 There is currently no public access into the application site, apart from a public footpath which runs through the middle of the westernmost field from Wykham Lane connecting through to the restricted byway of Salt Way to the north of the site, and then linking through to the residential neighbourhood of Beaconsfield Road beyond.
- 6.4.20 The application site has low voltage transmission lines traversing north-south but these are not perceived as overly intrusive within the landscape.

Topography

- 6.4.21 The southern settlement fringe of Banbury sits on a plateau with the ridgeline running along the approximate same line as Sycamore Drive. The application site occupies the land just south of this ridgeline on a gently south facing slope and can be considered to be relatively flat, with little localised undulations.

- 6.4.22 The application site is approximately 125m AOD in the north west corner and falls with few dips and folds at a relatively constant grade to 115m AOD in the south east corner.
- 6.4.23 Beyond Wykham Lane the terrain starts to fall away sharply down to the Sor Brook river valley and then rises up again on the southern valley side over towards Bloxham forming higher ground at Broughton in the south west and Hobb Hill & Fern Hill near Bloxham in the south.
- 6.4.24 The distinctive localised hillock of Crouch Hill is evident in the west which is a culturally significant natural landmark of Banbury.
- 6.4.25 Long distance views over to the south reveal the rolling high terrain of the Cotswolds with its limestone escarpment whilst over to the south east beyond Bodicote lies the eastern valley sides of the Cherwell river basin with the Northamptonshire Uplands beyond.

Hydrology

- 6.4.26 The application site lies outside the Environmental Agency's flood risk zones 2 & 3.
- 6.4.27 There are no water courses or bodies within the application site itself.
- 6.4.28 The River Cherwell & Oxford Canal flow north to south some 1.6km over to the east beyond Bodicote.
- 6.4.29 The Sor Brook flows from north-south skirting west and south around the application site before turning south again towards a confluence with the Cherwell at Steeple Aston.
- 6.4.30 The Sor Brook valley basin lies 800m to the south and is prone to flooding being within flood risk zones 2 & 3.

Designations

- 6.4.31 There are no statutory designations which affect the site itself.

National Designations

- 6.4.32 Cotswold Area of Outstanding Natural Beauty is located 10km to the west and south of the application site. It is considered that there is a sufficient disconnect between the application site and the AONB in terms of likely significant impacts either visual or landscape.

Heritage Assets

- 6.4.33 A detailed heritage assessment has been undertaken and accompanies this application. However, as an overview, Bodicote Conservation Area is located 150m to the south east of the application site. Its most western realms, is contained by layers of existing vegetative structures and not within the visual envelope of the development's built form.
- 6.4.34 Banbury Conservation Area lies some 350m to the south east of the application site and is contained visually by built form.

- 6.4.35 Bloxham Conservation Area is located 2.5km to the south west of the application site and is contained by existing vegetative structures and prevailing topography.
- 6.4.36 There are no listed buildings within the site.
- 6.4.37 The nearest listed buildings are the Lodge to Bodicote House Grade II located 115m south south east with Bodicote House Grade II also to the south east of the application site at a distance of 215m. To the south Yew Tree Cottage and Brown Hatch both Grade II lie approximately 190m away on the outskirts of Bodicote village.

Public Rights Of Way

- 6.4.38 FP 137/13/10 traverses through the middle of the site north-south.
- 6.4.39 The following public footpaths are in close proximity:
- Restricted Byway RBW 120/43/10 & 20 runs adjacent along the northern site boundary, otherwise known as Salt Way.
 - BW 137/11/10 traverses north to south some 135m to the west of the site.
 - FP 120/47/10, FP 137/16/10 & FP 120/46/10 are located further west traversing north to south.
- 6.4.40 For a plan illustrating the application sites Opportunities and Constraints please refer Appendix 6.2.

Landscape Character

National Landscape Character Assessment

Countryside Agency - Countrywide Landscape Character Assessment

- 6.4.41 A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. This is necessary in order to assess the potential impact that change will have on a particular landscape. The Countryside Agency produced a countrywide landscape character assessment resulting in the published Character Map of England. The map includes large tracts of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements.
- 6.4.42 Within the Countryside Agency Character Map of England document, the application site lies within the NCA 95: Northamptonshire Uplands character area (refer Appendix 6.6). The key characteristics of this area are identified as:
- *"Gently rolling rounded hills and valleys with many long, low ridgelines and great variety of landform. Wide, far-reaching views from the edges and across the ridgetops.*
 - *Rivers rise and flow outwards in all directions, including the rivers Cherwell, Avon, Welland, Tove, Ouse, Nene and Ise, and the area forms the main watershed of Middle England.*

- *Sparse woodland cover, but with scattered, visually prominent, small, broadleaved woods, copses and coverts, particularly on higher ground.*
- *Mixed farming dominates with open arable contrasting with permanent pasture.*
- *Typical 'planned countryside' with largely rectangular, enclosed field patterns surrounded by distinctive, high, often A-shaped hedgerows of predominantly hawthorn and blackthorn, with many mature hedgerow trees, mostly ash and oak...*
- *Small pockets of semi-natural vegetation with many small scattered broadleaved woodlands, some ancient and often on hill tops, with mires, areas of lowland meadow, calcareous grassland and lowland dry acid grassland in the river valleys...*
- *Nationally rare, locally abundant and prominent ridge and furrow, with frequent deserted and shrunken settlements. Several large historic...and small country estates, with extensive parkland containing a great many mature, veteran and ancient trees.*
- *Nucleated villages often on hill tops or at valley heads with low densities of dispersed settlement. Cob, ironstone and limestone in older buildings with some remaining thatch, but mostly pantile and slate roofs. Brick buildings in some villages. Extensive new developments in villages along main transport corridors and in the two main towns.*
- *A dense network of narrow lanes with wide grassy verges, often following ridges, crossed by many strategic road and rail corridors..."*

6.4.43 It should also be noted that NCA 107: Cotswolds is located 1km south of the application site, commencing at the southern banks of the Sor Brook.

6.4.44 Key Characteristics of NCA 107: Cotswolds

- *"Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combs, and outliers...the scarp and dip slope of the landscape...has influenced drainage, soils, vegetation, land use and settlement.*
- *Open and expansive scarp and high wold dipping gently to the south- east, dissected by river valleys.*
- *Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.*
- *Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.*
- *...The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures.*
- *Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned..."*

6.4.45 The landscape character of the application site is sufficiently detached from the Cotswold NCA and relates well to the Northamptonshire Uplands.

Local Landscape Character Assessments

The Oxfordshire Wildlife and Landscape Study (OWLS)

- 6.4.46 At a more local level, Oxfordshire County Council have produced The Oxfordshire Wildlife and Landscape Study (OWLS) which takes into account the Character Map of England but looks at the character at a more detailed level. The OWLS assessment identifies that the site is located within Landscape Type 8: Upstanding Village Farmlands (refer Appendix 6.7).
- 6.4.47 The Upstanding Village Farmlands is described as a hilly landscape with a strong pattern of hedgerows and nucleated villages characteristically built from the local ironstone.
- 6.4.48 Key characteristics are stated as;
- *“A steep sided, undulating landform.*
 - *A well defined geometric pattern of medium-sized fields enclosed by prominent hedgerows.*
 - *A strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in wider countryside.”*
- 6.4.49 The land uses are mixed. Arable cropping dominates the areas around Deddington, Hempton, Bodicote and Claydon, whereas grassland, interspersed in places with small patches of scrub and secondary woodland, is largely associated with the steeper slopes. Ridge and furrow pasture is a characteristic feature of this grassland. These fields are sometimes used for pony grazing. A number of wide, species-rich road verges are located in the more elevated northern part of the landscape type.
- 6.4.50 There is very little woodland and it is largely confined to small plantations on the steeper grounds and in the parkland at Williamscoote. Patches of scrub are found growing in the steeper gullies.
- 6.4.51 Within the OWLS assessment, under Cultural Pattern, the assessment notes that there is a prominent pattern of geometrically-shaped fields enclosed by moderately tall hedges. The hedges give structure to the landscape and are dominated by hawthorn, elm and elder. Fields are moderately-sized, except for the larger arable fields around Bodicote. Hedgerow trees, of oak and ash, are generally sparse but become denser where they are associated with grassland. Most of the remaining trees are concentrated along roadsides, footpaths, bridleways and parish boundaries. The elevated nature of the landform, combined with lack of woodland and tree cover, results in a rather open landscape.
- 6.4.52 The pattern of well-defined nucleated villages is very characteristic. They are often situated on rising ground and slopes, linked by straight roads. This nucleated settlement pattern is in contrast to the few dispersed farmsteads in the wider countryside. The vernacular character is strong in most of the settlements, but is particularly prominent in the smaller villages to the north of Banbury including Bourton and Mollington. The larger settlements, such as Deddington, Bloxham and Adderbury also retain a core of buildings with a strong vernacular character. The distinctive ironstone used as building material gives rise to characteristic warm orange-brown buildings with stone or slate roof tiles.

- 6.4.53 The landscape type is described in greater detail under smaller landscape description units. The application site lies within Local Character Area C: Bodicote (NU/16). The assessment identifies that this area is characterised by: "...large-sized fields dominated by arable farming, with some smaller grass fields used for pony grazing. They are enclosed by low hawthorn hedges which are generally in good condition. Hedges bordering roadsides and old lanes are taller, well-maintained and more species-rich. There are a few young ash, field maple and oak trees in the hedges, and some small tree clumps close to farms.
- 6.4.54 Locally important habitats include plantations, semi-improved grassland, scrub and species-poor hedges with trees. There are also species-rich hedges bordering some roads and green lanes."
- 6.4.55 The OWL's assessment outlines the various pressures being exerted upon the landscape;
- *"The hedgerow network is generally intact and in good condition, even in places dominated by intensive arable farming. However, around Bodicote the hedgerow pattern is weaker, with roadside hedges tending to be overgrown and internal field hedges generally low and gappy.*
 - *There is some residential development within the main settlements that is out of character, particularly in the larger settlements to the south of Banbury. There are also some industrial estates, but they are generally well screened by landscape planting.*
 - *Other land uses, such as the disused airfield and wireless station near Barford, can be visually intrusive."*
- 6.4.56 The OWL's assessment also sets out guidelines for the preservation and enhancement of the landscape under Landscape Strategy and states that: "Conserve and enhance the strong pattern of hedgerows and hedgerow trees, and the nucleated settlement pattern and strong vernacular character of the villages".

Cherwell District Council Landscape Character Assessment 1995

- 6.4.57 The district council commissioned Cobham Resource Consultants to prepare a landscape assessment for the Cherwell District as a basis for a consistent, coordinated approach to planning policy, development control and landscape management and conservation.
- 6.4.58 The application site lies within the Ironstone Hills and Valleys Landscape Character Area (refer Appendix 6.8). The following extract describes its key characteristics;

"The main distinguishing features are its extremely complex topography and the style of vernacular buildings which is unique to the Banbury region. The unspoilt ironstone villages and tranquil countryside are remote and isolated, particularly towards the west of the character area.

The geology of this area is faulted and fairly complex, which gives rise to a correspondingly complicated topography.

Since the area is faulted and uplifted, and also cut through by numerous small streams, the landscape is divided into very steeply sided, convoluted valleys with narrow valley bottoms and

rolling, rounded hill lines. Underlying geology has given rise to iron rich clay soils of a characteristic red colour, much of which is classes as grade 2 agricultural land.

Rolling hills with rich soils are considerable agricultural assets and much of this area is in arable cultivation, the main crops being winter cereals with potatoes and sugar beet. In some areas, medium and large arable fields are still surrounded by hedges and the boundaries marked by hedgerow trees.

However, the area is riddled with steep sided valleys and narrow valley floors with a pattern of smaller fields and mixed farming, predominantly permanent pasture. Many hedgerows are unmanaged and growing out, and road verges sometimes include narrow stands of trees, which gives a well-treed impression, although the area lacks larger woodlands.

Streams in valley bottoms are locally marked with old willows with some pollarding, and with wet pasture."

- 6.4.59 The landscape character areas are further sub-divided into landscape types, the application site falls within Landscape Type R4b – Small-scale rolling farmland with strong field pattern, described as;

"Wherever the landform levels out slightly, the small fields can be ploughed and crops of winter cereals grown. The resulting landscape is an intricate blend of mixed farming, with small variations in scale and local land use being closely related to topography, a tight knit small scale rolling farmland with strong field pattern.

Lanes and minor roads run straight along ridges wherever possible, dipping sharply down the valley sides to connect with villages. Hedgerows are mostly dense, well grown barriers, although where arable farming prevails they are closely trimmed. The practice of hedge laying is still continued locally as a means of maintaining a stockproof boundary. Many of the hedges contain mature hedgerow trees, the dominant species being oak and ash, with beech on the limestone outcrops...."

- 6.4.60 The application site lies within an area classified as a 'Conservation Landscape'. This category applies where 'the landscape character and sense of place is particularly strong or where individual features are particularly notable for their landscape, ecological and/or cultural value.

"Most forms of development are likely to be highly damaging to these sensitive landscapes. However, this does not necessarily mean that they could or should be fossilized. All of these landscapes require management to conserve their declining features, to reduce intrusive influences and to maintain and enhance long-term landscape and ecological value."

- 6.4.61 Relevant recommended guidelines, as set out within the Cherwell Assessment, include:

- *"Conservation and good management of hedgerows. Removal of hedges should be strongly resisted...*
- *Continued renewal of hedgerow trees should be encouraged to prevent the decline of the hedgerow tree network...*

- *Development should only be permitted if it is sensitively sited and the scale, size, materials and character of the scheme are designed to blend in to the area...*

Cherwell Landscape Sensitivity and Capacity Assessment 2010

6.4.62 Cherwell District Council commissioned Halcrow Group Ltd to undertake a Landscape Sensitivity and Capacity Assessment in order to inform its Local Development Framework and identify strategic areas within the district's two main centres of Banbury and Bicester which are able to accommodate development.

6.4.63 The application site falls within the broader strategic area referenced as Site G within the Capacity Study. It is worth noting that the application site only forms the eastern most section of the study area, however the study encompasses the tract of land extending from White Post Road in the east to Bloxham Road in the west, and bounded by Salt Way in the north and Wykham Lane to the south.

6.4.64 The following are relevant extracts from the study;

"The landscape sensitivity of the site mostly varies from low to moderate, with the higher value in areas around Wykham Farm where woodland belts, pasture and smaller fields come together..."

"The visual sensitivity is judged to be moderate. Housing estates on the edge of Banbury and Bodicote overlook the site and are themselves visible in long views from the south... A large number of people use the Salt Way which is a Sustrans route and long distance footpath, and there is a visual sensitivity in relation to this."

"The overall sensitivity to development is therefore moderate and high around Wykham Park, Wykham Farm and the edge of Bodicote."

With regard to cultural heritage value *"Wykham Farmhouse, Wykham Park and the Bodicote Conservation Area are of moderate value, with the remaining non-designated monuments within the site and in the wider study area of low value.*

...The site is ordinary in terms of its scenic value and has a greater degree of tranquillity than sites closer to the motorway, although it is broken by traffic running on Wykham Lane. The value is judged to be low apart from the setting of the farms and the recreational areas associated with paths and sports fields which are high."

"Site G is judged to have a moderate capacity to accept residential development but only on the parts of the site which are of low value and landscape sensitivity. Other areas have a low capacity. The site has a high capacity to accept playing fields on the flatter areas and a high capacity to accept informal recreation and woodland in small blocks."

With regard to mitigation the study notes that *"Screen planting would be effective, could protect views from the south and from Bodicote and could fit into the landscape. The Salt Way and other footpaths should be retained as substantial green corridors, and the setting of listed buildings should be protected. A local horizon west of Bodicote forms the setting of the old core of the village and development should not extend east of this line."*

In terms of Green Infrastructure *"The Salt Way is an important movement corridor for wildlife and people and should link to the Sor Brook valley by way of a green space around Wykham Farm and the footpaths.*

Banbury Landscape Sensitivity and Capacity Assessment Addendum 2014

6.4.65 White Young Green undertook a more in depth analysis of the strategic sites previously studied in the Cherwell District Assessment. In August 2014 they published an addendum which studied a smaller strategic area which previously formed part of Site G, this area now being referenced as Site 111 (refer Appendix 6.9). The application site falls within the northern half of Site 111.

6.4.66 The following are relevant extracts from the study. In relation to landscape sensitivity, the addendum states that:

- *"The sensitivity of natural factors is Medium to Low.*
- *The sensitivity of cultural factors is Medium.*
- *The aesthetic value of the area is medium.*
- *The overall landscape quality and condition is Medium to Low."*

6.4.67 The combined Landscape Sensitivity is identified as Medium.

6.4.68 In terms of visual sensitivity, the addendum notes that:

- *"The general visibility of the area is Low.*
- *The visual sensitivity of the site to the surrounding visual receptors is Medium.*
- *There is a Medium sensitivity to mitigation e.g. screening at site boundaries."*

6.4.69 The combined Visual Sensitivity is identified as being Medium to Low.

6.4.70 With regard to landscape character sensitivity, the assessment notes that:

"The Landscape Sensitivity has been assessed as Medium sensitivity and the Visual Sensitivity has been assessed as Medium to Low sensitivity. This results in a Medium to Low Landscape Character Sensitivity for Site 111."

6.4.71 In terms of landscape value, the addendum concludes:

- *"There are no landscape or ecological designations within the area. The value of designations is Medium to Low.*
- *The scenic value and tranquillity of the site is considered to be Medium value.*
- *The site is not accessible for public use however a public footpath does pass through the area and Salt Way passes along the north site boundary, which is a locally important feature. The area is*

important in preventing coalescence of Banbury and Bodicote and therefore plays an important function in visual terms. The perceived value is Medium."

6.4.72 The landscape value of Site 111 is considered to be Medium.

6.4.73 In terms of landscape capacity, the addendum concludes that: "In general, the potential Landscape Capacity of Site 111 is Medium to High."

6.4.74 The addendum goes on to assess the capacity for residential development, stating that:

"Visually the area is relatively well contained and therefore able to accommodate development from a visual point of view, however, the land provides an important buffer between Banbury and Bodicote. The area could accommodate development as long as the site is designed carefully in the eastern section to ensure a feeling of visual and physical separation is maintained."

6.4.75 The capacity for residential development is concluded as being Medium to High.

6.4.76 The addendum then set out future management and maintenance objectives, stating that:

"Future management of the area should ensure the safeguarding of the landscape context of Salt Way as a historic route. If development occurs consideration should be given to structure planting to the south of the development to restrict long distance views from the south and also to maintain the separation of Banbury and Bodicote."

Cherwell District Council SHLAA 2014 Update

6.4.77 The SHLAA is part of the evidence base to be used to inform the preparation of the Council's Local Plan and will help the Council to identify specific sites that may be suitable for allocation for housing development.

6.4.78 The application site has been reviewed under this assessment for suitability as a strategic site allocation, under reference BA362. It should be noted that the site area of BA362 incorporates the section land currently used as allotment gardens, whereas the application site does not include this plot.

6.4.79 Regarding Site BA362, the SHLAA concludes;

"With a reduction of the gross site area to reflect a smaller developable area and the incorporation of formal and informal open space in the southern and eastern parts of the site, this is considered to be an appropriate site for residential development."

Landscape Sensitivity

6.4.80 Whilst the National Character Assessment and the District Landscape Character Assessment are useful in providing an overview of the landscape character of the wider setting of the application site, and while Aspect broadly agrees with this assessment, it is considered that they represent a

broad-brush assessment which does not necessarily reflect the intricacies of the landscape character of the assessment site and its immediate setting.

- 6.4.81 As such Aspect has undertaken a more localised landscape character assessment of the application site and the surrounding landscape.
- 6.4.82 The site is simple and open in character comprising of a flat expanse of arable farmland subdivided by field hedgerows with little hedgerow trees to provide vertical features. The Salt Way provides a defined, hedgerowed boundary to the north. More established vegetative structures are prevalent along the site boundaries particularly to the south in the vicinity of the cricket pavilion and to the east where mature trees provide boundary cover for the Salt Way Day Nursery and a large detached private residence.
- 6.4.83 It is considered that there are a number of factors that both influence and affect the character and sensitivity of the site and its setting to a change of the type proposed. Firstly, the character of the site is heavily influenced by the close proximity of existing urban influences, namely the residential properties along the southern urban fringe of Banbury. Urban influences are also prevalent emanating from the settlement of Bodicote to the east and south eastern site boundaries.
- 6.4.84 Although there is a good degree of woodland cover along the urban fringes relating to garden and street trees, and some hedgerow trees to the south, the site itself is of simple character and low in diversity and can be considered to be an unremarkable urban edge landscape.
- 6.4.85 There are also a number of peri-urban influences associated with the setting of the site, these predominantly being the cricket ground with its dominant pavilion structure along with ancillary features such as the out building, high practice nets and the formal tree lined car park and driveway. In addition the recreational ground to the east and the presence of the allotment gardens in the south west also detract from the rural character.
- 6.4.86 White Post Road is a busy through route from Banbury to Bodicote which also serves a primary school and large council offices. Wykham Lane can prove to be busy despite being a narrow rural lane. Sycamore Road is a somewhat quieter residential road to the north.
- 6.4.87 Overall the landscape sensitivity of the site is considered to be medium-low.

Landscape Visual Baseline

- 6.4.88 The visual impact of the proposals has been assessed and a number of photographs have been taken from key viewpoints from publicly accessible areas to illustrate the site and its setting. The visual analysis and viewpoint locations are included within Appendix 6.4. The key viewpoint photographs are intended to form representative views from publicly accessible viewpoints, and while not exhaustive are considered to provide an accurate overview of the site and its setting.

Viewpoint 1

- 6.4.89 Viewpoint 1 is a short distance view taken from the public highway White Post Road looking west directly at the application site. The view illustrates the degree of enclosure afforded to the

application site by the well-established boundary hedgerow and large mature field trees within the site. The scene shows the approximate location of the main proposed vehicular gateway into the development.

- 6.4.90 The principle receptors are identified as road users and pedestrians along the carriageway pavements. In addition the viewpoint can be regarded as a representative view from the adjacent primary school, however views available from ground floor classroom windows will be substantially contained by intervening vegetative boundary structures, and users will have inward focus on educational activities. As such the combined sensitivity of the visual receptors is considered to be medium.

Viewpoint 2

- 6.4.91 Viewpoint 2 is a short distance view looking north west along White Post Road taken at the junction access to the Bodicote House Council Offices, and a representative viewpoint from the Grade II Bodicote Lodge House. The view illustrates the substantial level of mature tree cover enjoyed by the eastern section of the application site. The foreground scene is dominated by the busy White Post Road, with its visually intrusive clutter of sign posts and lamp posts, and the generous vergeside pavements. The recreational ground is evident to the left middle whilst the application site can be seen bounded by hedgerows along its southern and eastern boundaries. The existing junction access to Banbury Cricket Ground can be discerned by a gap in the hedgerow boundary and rows of purple leafed specimen trees aligning its carriageway. Beyond there is an extensive backdrop of large mature trees associated predominantly with Salt Way and the boundaries of two large properties, Salt Way Day Nursery and a private residence.

- 6.4.92 The principle receptors are identified as:
- road users concerned with the road corridor.
 - pedestrians substantially concerned with journeying from A to B not necessarily for the enjoyment of the landscape.
 - Residential receptors.

- 6.4.93 The combined sensitivity of these visual receptors is considered to be high.

Viewpoint 3

- 6.4.94 Viewpoint 3 is a short distance view looking south at the application site from Salt Way, a restricted byway 120/43/20 which traverses along the northern site boundary and adjacent the southern settlement fringe of Banbury. Salt Way also forms part of the National Cycle Network Route NCN 5.

- 6.4.95 The view is afforded from a gap in the fragmented hedgerow along Salt Way and illustrates the relatively flat topography and openness of the application site with long distance views available to the south east. The foreground is dominated by arable farmland on a gently south facing slope with regular subdivision by hedgerows. A low voltage overhead power line traverses the site in unison with a field hedgerow leading the eye to the two storey cricket pavilion of Banbury Cricket

Ground which forms a distinctive feature in the middle distance framed by a consistent cover of mature hedgerow trees.

6.4.96 In the distance the southern perimeter can be seen as a boundary hedgerow defining the course of Wykham Lane with the outbuildings relating to the allotment gardens sitting adjacent. A linear tract of woodland planting provides the backdrop to the west in the vicinity of Wykham Farm Cottage running adjacent bridleway BW137/11/20. The hinterland extending to the south of the site is perceived as a well wooded landscape albeit predominantly comprising regular shaped arable farm fields bounded by a network of hedgerow and hedgerow trees.

6.4.97 The principle receptors are identified as users of the restricted byway and residential receptors relating to the properties along Sycamore Drive. As such the combined sensitivity of these receptors is considered to be high.

Viewpoint 4

6.4.98 Viewpoint 4 is a short distance view looking back south eastwards at the application site further along Salt Way restricted byway 120/43/10.

6.4.99 The view illustrates the flat and open terrain of the application site segregated by field hedgerow enclosures and the degree of visual containment afforded to the site's eastern interface with White Post Road. Dominant in the left field of vision is the restricted byway Salt Way as it traverses eastwards towards Bodicote along with its established hedgerow and vergeside meadow evident to both sides of the track with the occasional hedgerow tree. In the middle ground can be seen the application site, arable farmland subdivided into small scale regular plots by hedgerow field boundaries. Overhead transmission lines traverse the site and the Banbury Cricket Club pavilion is just evident to the far right field of vision. The background is dominated by an extensive cover of mature trees associated with the boundary of private residential properties and White Post Road, this substantial vegetative structure all but concealing a partial filtered view of built form associated with the Bodicote settlement.

6.4.100 The principle receptors are identified as users of the restricted byway and residential receptors relating to the properties along Sycamore Drive. As such the combined sensitivity of these receptors is considered to be high.

Viewpoint 5

6.4.101 Viewpoint 5 is a short distance view from public footpath FP 137/13/10 taken from within the application site looking eastwards across the farmland.

6.4.102 The view again illustrates the flat openness of the farmland and the extent of mature woodland cover which forms a buffer between the southern urban fringe of Banbury and the village of Bodicote. The arable land cover is defined by a network of hedgerow field boundaries providing an ordered enclosure to the agrarian landscape and archetypical of the prevailing local landscape character. A glimpsed view of the residential built form associated with Sycamore Drive is evident within tree cover to the far left field of vision, in front of which Salt Way traverses eastwards defined

by the hedgerow boundary. The byway passes behind a distinctive copse of mature trees in the middle ground, these trees being associated with the boundary of two detached properties, one of which is just evident between the foliage. The mature tree cover extends across the background scene following the line of White Post Road towards Bodicote.

- 6.4.103 The principle receptors are identified as users of the public footpath, and as such are considered to be of high sensitivity.

Viewpoint 6

- 6.4.104 Viewpoint 6 is a short distance view from public footpath FP 137/13/10 taken from within the farmland looking directly north across the application site.

- 6.4.105 The view illustrates the northern site boundary with the hedgerowed Salt Way traversing east to west in front of the built form associated with the southern urban fringe of Banbury. The openness of the application site with its flat but gently south facing slope dominates the foreground with extensive arable land cover. The skyline is dominated by the residential properties of Sycamore Drive and Beaconsfield Road interspersed by mature tree canopies, with a low voltage overhead transmission line also traversing the scene.

- 6.4.106 The principle receptors are identified as users of the public footpath, and as such are considered to be of high sensitivity.

Viewpoint 7

- 6.4.107 Viewpoint 7 is a short distance view from public footpath FP 137/13/10 taken in the vicinity of Wykham Lane looking north eastwards across the application site.

- 6.4.108 The view illustrates the southern urban fringe of Banbury abutting a gently sloping open expanse of arable land associated with the application site. The skyline is a balance of mature tree canopies interspersed with existing residential properties relating to Sycamore Drive and Beaconsfield Road. Salt Way defined by its established hedgerow delineates the southern urban fringe of Banbury. To the middle left field of vision allotment gardens are in evidence whilst to the far left the two storey pavilion and associated outbuilding relating to Banbury Cricket Club sits within a framework of mature hedgerow trees, from whence a field hedgerow traverses the site northwards providing enclosure.

- 6.4.109 The principle receptors are identified as users of the public footpath, and as such are considered to be a high sensitivity receptor.

Viewpoint 8

- 6.4.110 Viewpoint 8 is a mid-distance view looking north westwards from the vicinity of the residential property no. 17 Wykham Lane.

- 6.4.111 The view illustrates the undulating nature of the prevailing terrain with Wykham Lane traversing westwards over a localized ridge along with its well established hedgerow, hedgerow trees and

vergeside meadow. The red brick cottage of no.17 dominates the scene with its trimmed ornamental garden hedge and shrub layer evident to the foreground. Mature trees beyond the garden plot define the peripheral vegetation of the Banbury Cricket Ground.

6.4.112 The principle receptors are identified as:

- road users concerned with the road corridor.
- Residential receptors relating to Wykham Lane, particularly nos.17 and 16.

6.4.113 The combined sensitivity of these visual receptors is considered to be high.

Viewpoint 9

6.4.114 Viewpoint 9 is a mid-distance view taken from adjacent farmland along bridleway 137/11/20 in the general vicinity of Wykham Farm looking west towards the application site.

6.4.115 The view illustrates the extent of visual containment afforded by the prevailing topography with localised dips and ridgelines abounding. Pastoral farmland occupies the foreground rising up to a hedgerow stockproofed by timber agricultural post and rail fenceline. Seen in the middle ground and beyond this field boundary is further agricultural land under cultivation, the distinctive red coloured ironstone clay soil much in evidence. The application site occupies the next field beyond.

6.4.116 The principle receptors are identified as users of the public footpath and the residential receptors of the nearby farm properties such as Wykham Farm Cottage, and as such they are considered to be high sensitivity receptors.

Viewpoint 10

6.4.117 Viewpoint 10 is a mid-distance view taken from 300m away along public footpath 137/16/10 in the vicinity of Wykham Farm looking directly east towards the application site. The view can also be regarded as a representative viewpoint from George's Barn and Wykham Farmhouse listed Grade II.

6.4.118 The view illustrates the relatively flat and open expanse of arable farmland laced with a regularity of field hedgerows. The application site is visible as the most distant farm field in the sequence to the left middle ground and enjoys a well wooded backdrop within which it is possible to discern the existing built form of Banbury's southern urban fringe. To the opposite end of the site and occupying the centre middle ground is the distinctive two storey pavilion of Banbury Cricket Club flanked by mature hedgerow trees. Its cricket pitch lies further to the right behind which a well wooded backdrop defines the tracking of White Post Road which heads south revealing the built form of Bodicote village nestling within its vegetation, the skyline defined by this tree cover. An existing contemporary structure relating to a local rural business is evident to the far left field of vision.

6.4.119 The principle receptors are identified as users of the public footpath and the residential receptors of the nearby farm properties, and as such they are considered to be high sensitivity receptors.

Viewpoint 11

- 6.4.120 Viewpoint 11 is a mid-distance view taken from further along Wykham Lane in the vicinity of the allotment gardens looking north east towards the application site. The view takes advantage of an access point within the rural lane which is ordinarily well enclosed by a well-established hedgerow. The foreground shows an area of informal parking adjacent to a number of glass houses, outbuildings and fencelines associated with the allotment gardens. The application site is just discernible by a glimpsed view beyond the allotments as a patch of farmland rising along a south facing slope. The localised ridgeline beyond is occupied by Banbury's southern settlement edge with residential properties framed by a backdrop of mature urban woodland cover which also forms the skyline.
- 6.4.121 The principle receptors are identified as road users, but also users tending to their allotments, whose focus will be primarily inward on their gardening activities. As such the combined sensitivity of these receptors is considered to be medium.

Viewpoint 12

- 6.4.122 Viewpoint 12 is a mid-distance view from the Bankside road, which skirts round the south eastern periphery of Banbury, looking south west towards the application site. The image has been taken from the bridge flyover across the A4260 Oxford Road. The foreground right shows the flyover slip road framed by mature tree canopies. To the middle ground an extensive tract of green space lies adjacent to Oxford Road which serves as an important buffer separating Banbury from Bodicote settlement, whose residential edge is just discernible through the mature tree cover beyond the greenspace.
- 6.4.123 Key receptors of this view will be motorists on Bankside and as such the sensitivity is considered to be medium.

Viewpoint 13

- 6.4.124 Viewpoint 13 is a mid-distance view taken 700m away along Wykham Lane looking east towards the application site. The view has been taken from a farm gateway opening along a country lane which enjoys a well-developed hedgerow structure, evident in the foreground right. The scene shows a gently sloping arable landscape in cultivation bounded with field hedgerow enclosure. The skyline is defined by a ridgeline occupied by mature hedgerow trees and a woodland copse.
- 6.4.125 Key receptors of this view will be motorists on Wykham Lane and as such the sensitivity is considered to be medium.

Viewpoint 14

- 6.4.126 Viewpoint 14 is a long distance view taken 1.4km away from along from along public footpath 120/49/10 looking east towards the application site. The scene is representative from the A361 Bloxham Road and Wykham Park Lodge.

6.4.127 The view illustrates the degree of containment afforded by the undulating and rolling pastoral landscape of Banbury's hinterland. An arable crop field dominates the scene with hedgerow tree cover just discernible over the ridgeline.

6.4.128 Key receptors of this view will be walkers and as such the sensitivity is considered to be high.

Viewpoint 15

6.4.129 Viewpoint 15 is a long distance view taken from 1.7km away along public footpath 120/108/40, from local high ground of Crouch Hill at 160mAOD, looking south east towards the application site.

6.4.130 From the local natural landmark feature of Crouch Hill, panoramic uninterrupted long distance views are available across the district. The view illustrates a well-wooded landscape comprising a mix of urban tree cover, rural lane hedgerow trees and sporadic woodland copses with patches of arable farmland interwoven with regular hedgerows enclosures. A built up enclave of Banbury's urban fringe nestles within a strong framework of woodland cover at the base of the hillock, notably the residential properties pertaining to Waller Drive estate.

6.4.131 Set within a more distant layering of woodland cover to the right field of vision is a thin assemblage of built form relating to the village of Bodicote, with the distinctive Banbury Cricket Club pavilion just discernible. To the left of this lies the application site predominantly screened by existing vegetative structures. Beyond in the very far distance can be seen the rolling high ground of the Northamptonshire Uplands, a pastoral and woodland mosaic representing the eastern slopes of the Cherwell Valley.

6.4.132 The principle receptors are identified as users of the public footpath, and as such are considered to be of high sensitivity.

Viewpoint 16

6.4.133 Viewpoint 16 is a long distance view taken 2.3km away from Bloxham Grove Road looking north east towards the application site. The scene is also a representative viewpoint from the northern realms of Bloxham and in particular the Warriner School.

6.4.134 The hedgerowed rural lane of Bloxham Grove Road occupies the central field of vision with longer distance glimpsed views available through gaps in the fragmentary hedgerow structure. Arable land can be seen in the middle ground with field hedgerows and mature hedgerow trees providing an impression of a well wooded scene through which the Old Barn is just discernible. Further afield in the background can be seen a ridgeline associated with the northern side of the Sor Brook valley, along which woodland cover predominates and frames a small section of built form relating to Banbury's southern settlement fringe.

6.4.135 The principle receptors are identified as road users, but also users of the school complex whose focus will be inward and on educational activities. As such the combined sensitivity of the visual receptors is considered to be medium.

Viewpoint 17

- 6.4.136 Viewpoint 17 is a long distance view taken 1.3km away from the intersection of public footpath 136/2/40 and bridleway 136/15/10 within the vicinity of Bloxham Grove Road looking north towards the application site at a datum of 116m AOD.
- 6.4.137 The view illustrates the rolling landform of the Ironstone Hills and Valleys local character area. The scene is of a farm track and public right of way cutting its way through arable crops and veering down the sloped valley side of the Sor Brook. Hedgerow tree canopies can be seen from the lower river basin whilst the farmland rises up on the opposite valley side. In the distance the terrain flattens out to a plateau where hedgerowed farmland is foreshortened. The ridgeline is commanded by a well wooded backdrop within which can be seen the built up southern urban fringe of Banbury to the centre of vision. The distinctive pavilion of Banbury Cricket Club acts as a marker for the application site which lies just to the left as a thin slither of farmland. Wykham Farmhouse is evident within the far left field of vision whilst glimpses of properties relating to the Bodicote settlement are visible through the tree cover to the far right.
- 6.4.138 The principle receptors are identified as users of the public footpath, and as such are considered to be of high sensitivity.

Viewpoint 18

- 6.4.139 Viewpoint 18 is a long distance view taken from 3.3km away along public footpath 136/6/20, from the local high ground of Hobb Hill at 165m AOD, looking north east towards the application site. It can also be considered as a representative viewpoint from the nearby property of Woollen Hale.
- 6.4.140 The view once again illustrates the rolling landform of the Ironstone Hills and Valleys with its dips and folds stretching a tapestry of farmland, field hedgerows and woodland copses across its expansive terrain. Uninterrupted panoramic views across the district are afforded from this localised high ground where pasture land cover is prevalent.
- 6.4.141 The scene is similar to that of viewpoint 17, with the land falling away towards the Sor Brook river valley before arable farmland rises gently on the opposite slope with the southern urban edge of Banbury occupying the plateau, merged into the landscape tapestry by a strong band of woodland cover adorning the ridgeline. The application site is largely screened by an extensive section of woodland plantation within Wykham Park, located just east of Tudor Hall School. Once again the cricket pavilion is just discernible as a marker point. Further to the right field of vision is Bodicote village which extends southwards across the ridgeline. Again in the far distance is the rolling high terrain of Northamptonshire Uplands on the eastern slopes of the Cherwell Valley.
- 6.4.142 The principle receptors are identified as users of the public footpath, and as such are considered to be of high sensitivity.

6.5 POTENTIAL EFFECTS

- 6.5.1 The most obvious immediate potential effect is the loss of greenfield agricultural land to new built form.
- 6.5.2 With this comes the hardstanding elements and associated infrastructure works relating to the construction of a new residential development of a scale of this type. Environmentally there will also be the beneficial effects of the provision of public open space, children's play areas and comprehensive green infrastructure including tree planting, and attenuation ponds and ecological buffer zones.
- 6.5.3 There are a number of local residential receptors within the immediate proximity of the application site whose visual amenity may be impacted upon permanently, with temporary construction effects also harming tranquillity.
- 6.5.4 Potentially the development proposals may have landscape and visual impacts upon the landscape setting of Bodicote Conservation Area.
- 6.5.5 Finally there are a number of potential indirect effects likely as a result of both the construction and operational phases of the development proposals, which could impact upon the baseline condition. These range from light pollution and pedestrian pressures on the local path network and green infrastructure.

6.6 PROPOSED DEVELOPMENT DESIGN

Introduction

6.6.1 The outline proposals have been developed by the design team consultants to ensure a high quality and sustainable development which respects, maintains and enhances both the existing urban fabric, the local community and the adjoining wider landscape. The scheme seeks to be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area. Details of the proposals are included within the Design & Access Statement that accompanies the application.

6.6.2 The outline proposals are illustrated on Aspect Drawing 5713/ASP03 –Development Framework Plan (refer to Appendix 6.3)

6.6.3 The proposal is for a residential development of up to 280 dwellings. This will include the provision of public open space and green infrastructure as well as a wide variety of housing:

- High quality homes of varying sizes, types and tenures.
- Affordable housing provision for local people. It is anticipated that a provision of 30% of these dwellings will be affordable (up to 84 units)
- Comprehensive Green infrastructure and Public Open Space.

6.6.4 Primary vehicular access will be from White Post Road using a new junction set further north away from the existing pedestrian crossing. The proposed road will incorporate a broad carriageway and landscaped verge with footways and a cycleway.

6.6.5 The curvilinear access road will meander its way westwards through the development forming a main residential street feeding a number of minor access roads serving quieter residential closes and cul de sacs. There will be a medium density development of dwellings made up of a mixture of detached and semi-detached dwellings and terraced / mews style properties blocks with associated parking.

6.6.6 A consolidated footpath network will feed a comprehensive green infrastructure connecting a series of major public open spaces. The scheme will also provide accessible children's play facilities with good neighbourhood stewardship amenity.

Design Principles

6.6.7 A design process has been undertaken to ensure a carefully considered and sensitive development approach is achieved, refer to the Design & Access Statement for further detail. From the outset the proposals have sought to respond to and where possible enhance the existing features which characterise the site and its immediate setting with reference to relevant design guidance both national and local. As such a sensitively designed and located development will be in keeping with the existing character of the landscape setting.

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- 6.6.8 A number of design principles have influenced the development proposals for the site which are set out below.
- 6.6.9 The retention and enhancement of the existing vegetation structure associated with the site boundaries. This will include reinforcing the site boundaries along the southern and western perimeters with the planting of additional hedgerow trees to provide key visual screening and amelioration from the south.
- 6.6.10 The protection and enhancement of the existing vegetation structure associated with Salt Way including the gapping up of fragmented sections and planting of new hedgerow trees.
- 6.6.11 The existing field hedgerows internal to the site will also be retained and substantially reinforced with the gapping up of fragmented or lost sections.
- 6.6.12 A new structural landscape buffer will define the southern section of the development providing a framework for the public open space and helping to reinforce site boundaries to promote a robust development edge thereby creating a new urban fringe with the surrounding landscape.
- 6.6.13 A generous development set back will be provided to the northern site boundary in order to respect the historic setting of Salt Way. A new structural landscape buffer will be incorporated within this set back to promote a robust development edge and enhance a sense of enclosure and its rural character, in addition to promoting the wildlife value of the corridor.
- 6.6.14 The proposals seek to achieve a high quality, sustainable development which reflects the scale, layout and pattern of the adjacent urban fabric and which is appropriate to its setting.
- 6.6.15 The scheme aims to be visually attractive, respecting the context, form and type of existing built form and building styles evident within the locality. The layout will ensure that the development has a sense of identity and is legible.
- 6.6.16 The development proposals will reference the varying architectural styles and materials that characterise the local area, ensuring that the proposals respect and enhance the local character of the nearby Bodicote Conservation Area.
- 6.6.17 The provision of a substantial area of undeveloped space within the southern section of the scheme will reduce the visual impact in long distance views from the south. This zone will comprise green infrastructure in the form of a cricket pitch oval relating to the adjacent land use and an informal neighbourhood park area providing a community focus for the surrounding new residential properties. The parkland setting will promote a village green style character with wide open amenity green space punctuated by groups of specimen parkland trees, along with a children's play area. To the south of this parkland area there will be a naturalistically designed attenuation basin framed by woodland blocks.
- 6.6.18 An extensive area of undeveloped space within the eastern section of the scheme will help prevent coalescence of the two urban centres and promote the distinctiveness of the Bodicote village. This zone will comprise green infrastructure in the form of a more formal parkland setting incorporating
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- a recreational ground character thereby relating to the adjacent land use. A youth games court will be provided adjacent the existing recreational ground and a small parking facility will promote the green space as a community amenity.
- 6.6.19 The parkland setting will also provide a gateway element to development with wide open amenity green space punctuated by groups of specimen parkland trees, along with a children's play area. The existing access driveway to Banbury Cricket Club will be re-provided along the new development spine road, the old route being made good and integrated within the park. The existing avenue of specimen trees that line the driveway will be retained providing a sense of formality for the new park character.
- 6.6.20 Another key consideration to be addressed by the development proposals is the role of sustainable urban drainage system (SUD's) not just for drainage engineering but also for the sense of place and visual amenity that this brings to the site's green infrastructure. The attenuation pond will be appropriately sited in the low lying south eastern corner of the site within an area allocated for informal public open space.
- 6.6.21 The provision of ecologically valuable corridors to existing vegetation structures through creation of species rich margins and woodland edges will be a key GI component of the development proposals. This is particularly significant in the role of the retained field hedgerows and footpath corridors.
- 6.6.22 Street tree planting within the residential areas and larger parkland tree planting within areas of proposed open space will break up the appearance of urban development and increase the level of tree cover generally within the site.
- 6.6.23 Planting of small trees to garden plots (where feasible and at appropriate distances from built form) will assist in providing a consistent tree canopy coverage across the site to instil a rural edge character and provide visual mitigation.
- 6.6.24 The development proposals incorporate a strong network of pedestrian and cycle links which are vital for the successful sustainability of the community. These links seek to form direct and legible access to:
- Adjacent existing residential / neighbourhood areas.
 - Public transport facilities.
 - Local key community service facilities.
 - Local schools.
 - Important open spaces and recreational areas.
 - Surrounding wider countryside such as linking into the existing PROW network including Salt Way.
- 6.6.25 The public right of way traversing the site will be retained as part of a green corridor, passing through a number of green open spaces of varying scale including areas with recreational and children's play facilities. Where feasible opportunities should be taken within the design layout to

preserve glimpsed, channelled or wider views out of the site from key points along the public footpath, the main views being south towards the Sor Brook Valley, including St Mary's Church at Bloxham, and the distant undulating countryside of the Cotswolds.

6.6.26 The treatment along the retained public footpath corridor will be of particular importance to ensure the rural character and visual amenity of the path will not be adversely affected by the development, which will see back garden boundaries flanking on both sides of the track. In addition to affording views out wherever feasible, it is recommended through agreement that the footpath's amenity be refurbished with an appropriate surfacing if required and be accompanied by appropriate high quality landscaping—for example residential boundaries could comprise formal or informal native hedgelines, a generous verge of wildflower meadow accompanied by an avenue of small fruit trees (using local varieties) as a reference to the rural and cultural heritage. The section of footpath passing through the green open space will be lined by an avenue of specimen trees which will spatially demarcate the cricket pitch from the neighbourhood park setting.

6.6.27 New footpaths will also sensitively connect onto Salt Way, with due respect to the historic setting of the route, and link into the adjacent existing neighbourhood communities of Sycamore Drive and Beaconsfield Road.

Mitigation Measures

6.6.28 Key green infrastructure proposals which form important mitigation measures are summarised as follows:

- The retention and reinforcement of existing landscape features, such as boundary hedgerows and mature hedgerow trees in order to promote local distinctiveness of the site in addition to enhancing visual amelioration and screening.
- A development set back to respect Salt Way including a landscape structural buffer to enhance its setting.
- The incorporation of new structural landscape buffers along the site's southern boundary to provide a robust development edge.
- The provision of a green infrastructure incorporating public open space, recreational green space, comprehensive street and garden tree planting and amenity landscaped areas.
- Provision of a green corridor accommodating an improved user experience and amenity for the retained public footpath which traverses the application site.

6.6.29 Overall a sensitive and considered design approach has been adopted which will allow the development to sit comfortably within its setting without detriment to the localised landscape character, visual environment or the amenity of the neighbouring properties and the wider landscape setting.

6.7 CONSTRUCTION EFFECTS

6.7.1 The construction stage will extend over a 5 year period and carried out under a phased strategy managed over a schedule of development parcels extending around the site. The degree of effect incurred by any one receptor will therefore depend upon its proximity with that particular phase on the application site.

6.7.2 The construction phase will result in adverse but temporary effects upon visual amenity together with a generally disruptive immediate environment leading to a loss of tranquillity.

6.7.3 Mitigation strategies which can be employed to reduce the temporary landscape and visual effects of construction are proposed as follows:

- The use of hoarding around the construction site, where construction activity is in close proximity to visual receptors, to screen construction activity from the ground level, including from representative visual receptors;
- Planting of structural landscape buffer zones at the inception of the development in order to create a well-established screen to residential properties to the northern adjacency of the site prior to construction phases reaching their proximity.
- Controlling the lighting of construction compounds and machinery to minimise upward and outward light pollution through lantern design, direction and baffling and ensuring that the minimum area only is lit, for the minimum period;
- Agreeing appropriate working hours with LPA to ensure that adverse visual effects of construction are not experienced by residential and PROW receptors at times when they could reasonably expect a cessation of construction activity, for example at evenings, weekends and bank holidays;
- Locating compounds and stockpiles in the least visible locations within the Site; and agreeing siting of compounds with LPA; and
- Protection of all retained vegetation on the site during construction by fencing, to be installed before the commencement of any phase of development; and in compliance with BS5837:2012 - Trees in relation to design, demolition and construction - Recommendations.

Heritage & Recreational Receptors

6.7.4 The following is an assessment of the significance of effect upon what are a considered as key sensitive receptors after the above mitigation:

Bodicote Conservation Area

6.7.5 As there is no intervisibility there is no impact upon visual significance of effect during the construction phase.

6.7.6 There will be a small amount of demolition of hardstanding elements (existing access to cricket ground) which should not involve too much force in breaking out. It is anticipated there will be no significant disturbance in terms of dust and noise.

6.7.7 There will be a significant increase in construction site related traffic which potentially could affect the tranquillity of the CA. Mitigation measures would include the diversion of such traffic away from the historic core and centre of Bodicote.

6.7.8 Given the natural sound barrier properties of intervening distance, built form and dense mature vegetative structures, it is considered that there will be no construction disturbance to tranquillity within Bodicote Conservation Area.

Public Footpaths along Crouch Hill

6.7.9 The construction site will form a relatively small element within a wider panoramic scene and therefore is considered to have moderate/minor significance of effect upon visual impact.

6.7.10 Given the natural sound barrier properties of intervening distance, built form and dense mature vegetative structures, it is considered that there will be moderate/minor construction disturbance to tranquillity.

Transient Receptors of Restricted Byway along Salt Way

6.7.11 The magnitude of change relating to loss of tranquillity for the passing transient user is considered to be medium depending on the proximity of the construction works. The magnitude of change relating to adverse visual impact is considered to be medium given the partial screening afforded by intervening established vegetation and post mitigation of site hoarding. This will be further mitigated against by the introduction of a 'plant ahead' strategy for the landscape buffer planting to the northern perimeter boundary. The sensitivity of the receptor is high resulting in a significance of effect of major/moderate for character and a major/moderate significance of effect for visual impact. These adverse effects will be temporary in nature.

Transient Receptors along Public Footpath FP 137/13/10

6.7.12 This footpath traverses through the application site and will either be diverted around the construction site or temporarily closed during the construction phase. This will result in a major significance of effect in terms of landscape (amenity value of the footpath) and a major/moderate significance of effect in terms of visual impact. These effects will be temporary.

Transient Receptors of Road Users Wykham Lane & White Post Road

6.7.13 The magnitude of change relating to loss of tranquillity is considered to be negligible given that drivers will not be directly subjected to the prevailing ambience. The magnitude of change relating to adverse visual impacts will be low given the focus of the driver on the road corridor, the mitigation of site hoarding and intervening vegetation. The sensitivity of the receptor is medium resulting in a significance of effect of minor for character and moderate / minor for visual impact.

Banbury Cricket Club

6.7.14 The magnitude of change relating to loss of tranquillity once the construction phase has reached their general vicinity is considered to be high. The magnitude of change relating to adverse visual impact is considered to be low given intervening established vegetation and post mitigation of site hoarding. The sensitivity is considered to be medium, resulting in a major/moderate significance of

effect in terms of landscape character and a moderate/minor significance of effect in terms of visual impact. These adverse effects will be temporary in nature, and it is also likely that the tranquillity impact will be mutually exclusive in temporal terms given that cricket matches will be generally played at weekends when construction work is unlikely.

Residential Receptors

Salt Way Day Nursery & Private Residence

- 6.7.15 The magnitude of change relating to loss of amenity once the construction phase has reached their general vicinity is considered to be high. The magnitude of change relating to adverse visual impact is considered to be low given intervening established vegetation and post mitigation of site hoarding. The sensitivity is considered to be high, being that the garden and ground floor living spaces are the prime receptors, resulting in a major/moderate significance of effect in terms of landscape character and a moderate significance of effect in terms of visual impact. These adverse effects will be temporary in nature.

Residential Properties along Beaconsfield Road and Sycamore Drive

- 6.7.16 The magnitude of change relating to loss of tranquillity once the construction phase has reached their general vicinity is considered to be high/medium. The magnitude of change relating to adverse visual impact is considered to be low given the partial screening afforded by intervening established vegetation and post mitigation of site hoarding. This will be further mitigated against by the introduction of a 'plant ahead' strategy for the landscape buffer planting to the northern perimeter boundary. The sensitivity is considered to be high, being that the garden and ground floor living spaces are the prime receptors, resulting in a major/moderate significance of effect in terms of landscape character and a moderate/minor significance of effect in terms of visual impact. These adverse effects will be temporary in nature.

Residential Properties along Wykham Lane

- 6.7.17 The magnitude of change relating to loss of tranquillity once the construction phase has reached their general vicinity is considered to be high/medium. The magnitude of change relating to adverse visual impact is considered to be low given intervening established vegetation and post mitigation of site hoarding. The sensitivity is considered to be high, being that the garden and ground floor living spaces are the prime receptors, resulting in a major/moderate significance of effect in terms of landscape character and a moderate/minor significance of effect in terms of visual impact. These adverse effects will be temporary in nature.

Primary School along White Post Road

- 6.7.18 Apart from the demolition of the existing access to the cricket ground and the construction of the new dual access provision, the majority of the development construction will take place further to the western realms of the application site. As such the magnitude of change relating to adverse visual impact is considered to be low given intervening established vegetation and post mitigation of site hoarding.

- 6.7.19 Acting on a medium sensitivity receptor, overall it is anticipated that there will be a moderate significance of effect in terms of landscape character, and a moderate/minor effect on visual impact, and these being temporary in nature.

6.8 OPERATIONAL EFFECTS

6.8.1 The visual impact of the proposals has been assessed and a number of photographs have been taken from key viewpoints from publicly accessible areas to illustrate the site and its setting. The visual analysis and viewpoint locations are included within ES Appendix 6.4. The key viewpoint photographs are intended to form representative views from publicly accessible viewpoints, and while not exhaustive are considered to provide an accurate overview of the site and its setting.

Effect upon the Visual Environment

Viewpoint 1

6.8.2 Viewpoint 1 is a short distance view taken from the public highway White Post Road looking west directly at the application site, and is considered to be medium in sensitivity.

6.8.3 The development proposals in terms of built form will not be apparent when viewed from this location.

6.8.4 The immediate view will be of the new road junction into the development which will also serve as dual access to the cricket ground, the existing cricket ground driveway being removed with the hedgerow gapped up. The new access point will be located further north away from the primary school gate and will enjoy a wide carriageway with a landscaped verge, footways and cycleway. The well-defined hedgerow will be retained as the boundary feature along White Post Road.

6.8.5 The scheme will accommodate a generous development set back with the land immediately adjacent White Post Road being retained as important green open space and will enjoy a parkland setting with groups of specimen tree planting through which the new access road will wind its way westwards. A youth games court and children's play area will also be provided along with a small car parking facility to promote the greenspace as a local community amenity. A new footpath will also be created from White Post Road linking the development's network of green open spaces with both new and existing neighbourhoods.

6.8.6 It is considered that the proposals will result in a change of low magnitude, acting upon a low sensitivity receptor. The significance of effect is considered to be moderate/ minor.

Viewpoint 2

6.8.7 Viewpoint 2 is a short distance view looking north west along White Post Road taken at the junction access to the Bodicote House council offices, and is considered to be of high sensitivity.

6.8.8 The development proposals in terms of built form will not be apparent when viewed from this location.

6.8.9 As with viewpoint 1, the immediate view will be of the reconfiguration of hedgerow and junction access points, with the stopping up of the existing cricket ground driveway and the provision of the new development gateway giving dual access further north along White Post Road. Again, the well-

defined hedgerow will be retained and made good as the eastern site boundary feature along this main road.

6.8.10 Beyond this boundary hedgerow the green open space framed by impressive mature tree cover will be retained in this eastern section of the application site, with additional specimen tree planting enhancing the parkland setting.

6.8.11 As such it is considered the magnitude of change will be low after completion constituting a significance of effect of moderate at year 1.

Viewpoint 3

6.8.12 Viewpoint 3 is a short distance view looking south at the application site from Salt Way, a restricted byway 120/43/20, and non designated heritage asset is considered to be of high sensitivity.

6.8.13 Due to the gap within the mature hedgerow along Salt Way, the development proposals will be apparent when viewed from this location, resulting in a noticeable degree of change to that which exists at present. It is considered however, that this change can be accommodated.

6.8.14 The immediate foreground view will comprise the north eastern realms of the development, this being full views of predominantly rear elevations of new built form relating to one of the quieter residential drives emanating from the primary access road spine. These dwellings will be a mix of styles and types, the density of which will allow glimpsed views further into the site providing a depth of view which will, when combined with the site's green infrastructure elements, help soften the development.

6.8.15 Due to their proximity these new dwelling units will form the skyline from this viewpoint and will truncate the long distance views.

6.8.16 It is therefore considered that the proposals will result in a change of medium to low magnitude in year 1 acting upon a high sensitivity receptor. The significance of effect is considered to be major/moderate to moderate in year 1.

Viewpoint 4

6.8.17 Viewpoint 4 is a short distance view looking back south eastwards at the application site further along Salt Way restricted byway 120/43/10, and is considered to be high in sensitivity.

6.8.18 The development proposals will be apparent when viewed from this location, resulting in a noticeable degree of change to that which exists at present. It is considered however, that this change can be accommodated.

6.8.19 The immediate foreground view will comprise of the Salt Way and hedgerow boundary being retained and enhanced. To the right a development set back will accommodate a landscape buffer and then rear garden plots to new development properties. These properties will be juxtaposed around one of the cul de sac residential drives within the northern realms of the development, and it is anticipated that there will be full and oblique views of rear elevations with some gable ends

also in view. These dwellings will be a mix of styles and types, the density of which will allow glimpsed views further into the site providing a depth of view which will, when combined with the site's green infrastructure elements, help soften the development.

- 6.8.20 Due to their proximity these new dwelling units will predominantly form the skyline from this viewpoint, the roofscape merging into the backdrop of mature tree cover to the east of White Post Road.
- 6.8.21 It is therefore considered that the proposals will result in a change of medium to low magnitude in year 1 acting upon a high sensitivity receptor. The significance of effect is considered to be major/moderate to moderate in year 1.

Viewpoint 5

- 6.8.22 Viewpoint 5 is a short distance view from public footpath FP 137/13/10 taken from within the application site, and is considered to be high in sensitivity.
- 6.8.23 The development proposals will be apparent when viewed from this location, resulting in a noticeable degree of change to that which exists at present. It is considered however, that this change can be accommodated.
- 6.8.24 The immediate view will comprise the central section of the development and in particular of the main tree lined primary access road along with landscaped verge, footpaths and cycleway. Located along this broad tree lined avenue will be new dwellings and generous front garden plots along with associated garage and driveways. It is anticipated that there will be full and oblique views of their front elevations with gable ends also in view. A cross road junction will also be evident in the middle distance detailed to provide a pedestrian dominant environment, and affording access to quieter residential closes and cul de sacs both north and south of the spine road.
- 6.8.25 Due to their proximity new built form will predominantly form the skyline from this viewpoint, although longer distance views of the development roofscape will potentially be softened in places by the mature tree canopies in the east. Indeed, dwellings will be a mix of styles and types, the density of which will allow glimpsed views further into the site providing a depth of view which will, when combined with the site's green infrastructure elements, help soften the development.
- 6.8.26 It is therefore considered that the proposals will result in a change of medium magnitude acting upon a high sensitivity receptor. The significance of effect is considered to be major/ moderate.

Viewpoint 6

- 6.8.27 Viewpoint 6 is a short distance view from public footpath FP 137/13/10 taken from within the farmland looking directly north across the application site, and is considered to be high in sensitivity.
- 6.8.28 The development proposals will be apparent when viewed from this location, resulting in a noticeable degree of change to that which exists at present. It is considered however, that this change can be accommodated.

- 6.8.29 The immediate view will comprise of the public footpath being retained and enhanced with a green corridor.
- 6.8.30 Located on both sides of the public footpath will be rear garden plots and their boundaries relating to new dwellings located along the secondary roads forming the quieter residential closes. It is anticipated that there will be oblique views of their rear elevations with gable ends also in view with their roofscape subtly rising with the site's topography. In the mid distance there will be full and partial views of the rear elevations relating to dwellings located along the main primary spine road.
- 6.8.31 The footpath corridor will enjoy a high quality landscape setting to reflect the rural character, the path being flanked on both sides by consistent and sensitive rear garden boundary treatments. A vertical emphasis will be provided by garden trees to help soften the residential elevations and associated roofscape as the dwellings rise sensitively with the topography of the site.
- 6.8.32 Due to their proximity new built form will form the skyline from this viewpoint especially those commanding the high ground of the site. The different styles, juxtaposition and density of dwellings will allow glimpsed views further into the site providing a depth of view which will, when combined with the site's green infrastructure elements, help soften the development.
- 6.8.33 An uninterrupted and channelled view northwards through the site will be retained by the public footpath corridor which affords a view of the mature tree cover within the Sycamore Drive estate.
- 6.8.34 It is therefore considered that the proposals will result in a change of medium to low magnitude in year 1 acting upon a high sensitivity receptor. The significance of effect is considered to be major / moderate to moderate in year 1.

Viewpoint 7

- 6.8.35 Viewpoint 7 is a short distance view from public footpath FP 137/13/10 taken in the vicinity of Wykham Lane looking north eastwards across the application site, and is considered to be high in sensitivity.
- 6.8.36 The development proposals will be apparent when viewed from this location, resulting in a noticeable degree of change to that which exists at present. It is considered however, that this change can be accommodated.
- 6.8.37 The immediate view will comprise the southern section of the development, namely an undeveloped zone set aside as a neighbourhood park. An expanse of green open space defined by groups of specimen parkland trees will occupy the centre foreground. Groups of trees will also frame a naturalistically designed attenuation basin located to the right field of vision with woodland block planting buffering the eastern boundary with Banbury Cricket Club pavilion. An avenue of specimen trees line the retained public footpath intersecting the site leading north where a children's play area will be evident in the middle distance. To the far left field of vision beyond the allotment gardens, naturalistic tree groupings and woodland block planting will provide a framework for a new proposed cricket pitch oval.

- 6.8.38 Built form of the new development will be evident in the far middle distance beyond the green open space and specimen parkland trees. There will be both full and partial views of predominantly rear elevations of new dwellings along with their rear garden plots and boundaries.
- 6.8.39 From this viewpoint the development will appear as a foreshortened band of built form which will mostly replace the existing scene of residential dwellings along Sycamore Drive and Beaconsfield Road. The development's roofscape will vie for the skyline competing with the mature urban tree backdrop located within the existing residential estate.
- 6.8.40 It is therefore considered that the proposals will result in a change of medium to low magnitude in year 1 acting upon a high sensitivity receptor. The significance of effect is considered to be major/moderate to moderate in year 1.

Viewpoint 8

- 6.8.41 Viewpoint 8 is a mid-distance view looking north westwards from the vicinity of the residential property no. 17 Wykham Lane, and is considered to be of high sensitivity.
- 6.8.42 The development proposals will not be apparent when viewed from the Wykham Lane itself, views being truncated by intervening vegetative structures and built form.
- 6.8.43 In consideration of the views available from the residential property, the immediate view will be of the boundary hedgerow on their western property boundary. Beyond this hedgerow the development's green infrastructure proposals will occupy the land adjacent, these being a structural planting buffer and an attenuation basin and further afield a neighbourhood parkland setting.
- 6.8.44 It is likely new built form pertaining to the northern development section will be contained by intervening topography and existing vegetative structures.
- 6.8.45 As such it is considered the magnitude of change will be low after completion constituting a significance of effect of moderate to moderate/minor at year 1.

Viewpoint 9

- 6.8.46 Viewpoint 9 is a mid-distance view taken from adjacent farmland along bridleway 137/11/20 in the general vicinity of Wykham Farm, and is considered to be high in sensitivity.
- 6.8.47 The view predominantly looks towards the south west of the application site and the green infrastructure proposals associated with the undeveloped area. The development proposals to the north will be scarcely apparent when viewed from this location, being partially contained by intervening topography and existing vegetative structures.
- 6.8.48 It is likely that a small section of roofscape relating to the development's higher northern section will be visible protruding above the intervening existing vegetative structure.

- 6.8.49 As such it is considered the magnitude of change will be low after completion constituting a significance of effect of moderate at year 1.

Viewpoint 10

- 6.8.50 Viewpoint 10 is a mid-distance view taken from 300m away along public footpath 137/16/10 in the vicinity of Wykham Farm, and is considered to be high in sensitivity.
- 6.8.51 The development proposals will be apparent when viewed from this location, resulting in a noticeable degree of change to that which exists at present. It is considered however, that this change can be accommodated.
- 6.8.52 The scheme's green infrastructure proposals will occupy the land to the right of Banbury Cricket Club pavilion, notably a parkland setting of open space and cricket pitch, framed by specimen tree groupings and structural woodland planting to the site perimeter. These measures will screen the Banbury Club pavilion structure within the scene.
- 6.8.53 The main development proposals will be in evidence to the left of the cricket pavilion and will take the form of a foreshortened band of built form of mixed dwelling types and juxtaposition, predominantly rear elevations with some gable ends in view. These will extend from the vicinity of the pavilion across the farmland scene to the far left field of vision, the scale taking a similar form to the pavilion two storey building. The well wooded backdrop will therefore be predominantly retained as the skyline.
- 6.8.54 A small degree of amelioration to the building elevations will also be afforded by the presence of the existing fragmented hedgerow and hedgerow trees along the site's western perimeter.
- 6.8.55 It is therefore considered that the proposals will result in a change of medium/low magnitude in year 1 acting upon a high sensitivity receptor. The significance of effect is considered to be major / moderate to moderate in year 1.

Viewpoint 11

- 6.8.56 Viewpoint 11 is a mid-distance view taken from further along Wykham Lane in the vicinity of the allotment gardens, and is considered to be medium sensitivity.
- 6.8.57 The development proposals will be apparent when viewed from this location, resulting in a degree of change to that which exists at present. It is considered however, that this change can be accommodated.
- 6.8.58 The immediate change within the view will encompass the northern section of the development comprising new dwellings on the site's higher ground.
- 6.8.59 Whilst new tree planting will provide a degree of visual amelioration, there is likely to be both full and partial views of predominantly rear elevations of new dwellings and their roofscape.

- 6.8.60 From this viewpoint these new dwellings will appear to be foreshortened and will mostly replace the existing scene of residential dwellings along Sycamore Drive and Beaconsfield Road. Being located closer to the viewer the development will however appear slightly more imposing than the existing residential edge, its roofscape competing for the skyline with the well wooded backdrop of urban trees.
- 6.8.61 The presence of the new built form within the scene will not constitute an unexpected feature given the presence of the existing urban character of Banbury's southern settlement edge.
- 6.8.62 As such it is considered the magnitude of change will be low after completion constituting a significance of effect of moderate / minor at year 1.

Viewpoint 12

- 6.8.63 Viewpoint 12 is a mid-distance view from the Bankside road, which skirts round the south eastern periphery of Banbury, and is considered to be medium sensitivity.
- 6.8.64 The development proposals will not be apparent when viewed from this location, being contained in full by intervening existing vegetative structures and built form.
- 6.8.65 As such the development proposals produce no significance of effect upon the baseline receptors relating to this viewpoint.

Viewpoint 13

- 6.8.66 Viewpoint 13 is a mid-distance view taken 700m away along Wykham Lane, and is considered to be medium in sensitivity.
- 6.8.67 The application site lies beyond intervening topography and a layering of existing vegetative structures and is therefore not visible.
- 6.8.68 As such the development proposals produce no significance of effect upon the baseline receptors relating to this viewpoint.

Viewpoint 14

- 6.8.69 Viewpoint 14 is a long distance view taken 1.4km away from along from along public footpath 120/49/10, and is considered to be high in sensitivity.
- 6.8.70 Views of the application site are fully contained by the intervening topography.
- 6.8.71 As such the development proposals produce no significance of effect upon the baseline receptors relating to this viewpoint.

Viewpoint 15

- 6.8.72 Viewpoint 15 is a long distance view taken from 1.7km away along public footpath 120/108/40, from local high ground of Crouch Hill, and is considered to be high in sensitivity.
- 6.8.73 The development proposals will be scarcely apparent when viewed from this location, resulting in a minimal degree of change to that which exists at present.
- 6.8.74 The roofscape will form a very small element within a wider panoramic scene and furthermore will not constitute an unexpected feature given the presence of other existing urban fringes within the scene.
- 6.8.75 As such it is considered the magnitude of change will be low after completion constituting a significance of effect of moderate at year 1.

Viewpoint 16

- 6.8.76 Viewpoint 16 is a long distance view taken 2.3km away from Bloxham Grove Road, and is considered to be medium in sensitivity.
- 6.8.77 The development will be only just discernible as a thin band of foreshortened built form which will in effect replace the existing scene of Banbury's southern residential edge.
- 6.8.78 Additionally views of the development will not constitute an unexpected feature given the existing presence of the urban fringe of Banbury within the scene.
- 6.8.79 As such it is considered the magnitude of change will be low after completion constituting a significance of effect of moderate / minor at year 1.

Viewpoint 17

- 6.8.80 Viewpoint 17 is a long distance view taken 1.3km away from public footpath 136/2/40 within the vicinity of Bloxham Grove Road, and is considered to be high in sensitivity.
- 6.8.81 The development will be apparent as a thin slither of built form which will in effect replace the presence of Banbury's southern residential edge within the existing scene.
- 6.8.82 Additionally views of the development will not constitute an unexpected feature given the presence of the existing residential edge and will be perceived as being part of the existing urban fringe of Banbury.
- 6.8.83 On the whole the new development with its comprehensive green infrastructure proposals will constitute a new settlement edge to south Banbury, one which is more integrated within the surrounding environment than the present situation.
- 6.8.84 As such it is considered the magnitude of change will be low after completion constituting a significance of effect of moderate at year 1.

Viewpoint 18

- 6.8.85 Viewpoint 18 is a long distance view taken from 3.3km away along public footpath 136/6/20, from the local high ground of Hobb Hill, considered to be high in sensitivity.
- 6.8.86 The development will be only just discernible as a thin slither of foreshortened built form which will in effect replace the existing scene of Banbury's southern residential edge within the panorama. The development proposals will be scarcely apparent when viewed from this location, resulting in a minimal change to that which exists at present.
- 6.8.87 The built form will form a very small element within a wider scene and will merge within the surrounding landscape framework of woodland cover.
- 6.8.88 Additionally views of the development will not constitute an unexpected feature given the presence of the existing residential edge within the scene, and will be perceived as the being part of the urban fringe of Banbury.
- 6.8.89 Mitigation proposals will also include structural buffer planting to reinforce the western and southern site boundaries which in time will further serve to provide further screening of the development
- 6.8.90 As such it is considered the magnitude of change will be low after completion constituting a significance of effect of moderate at year 1.

Effect Upon Landscape Character

- 6.8.91 With regard to the effect of the proposals on the landscape character, it is considered that the development of the site in this location would not cause undue detrimental effects to the localised or wider character reviewed in the baseline assessment. It is considered the significance of effect upon landscape character to be moderate.
- 6.8.92 The green infrastructure elements within the southern realms of the development, incorporating the recreational and public open spaces, will form a new settlement edge to south Banbury, thereby creating a sensitive and diffused interface along the urban rural transition.
- 6.8.93 The scheme seeks to consolidate on the existing public footpath network and indeed it is considered the user experience along the retained right of way running through the middle of the development proposals will be enriched with a responsive environment comprising a green corridor which also passes through the southern green open space, the latter forming a neighbourhood park for the local community and also a cricket pitch.
- 6.8.94 The proposed cricket pitch and neighbourhood park forms a strong green infrastructure within the undeveloped zone of the southern section of the application site. This undeveloped zone reduces the visual impact of the scheme in long distance views from the south. Otherwise built form would be seen extending down the whole of the south facing sloping site, in addition to the existing urban edge. Since built form is proposed to only the higher ground on the site on the same plateau as the

- existing residential properties, the resulting impact sees the new dwellings effectively replacing the existing residential built up edge within the scene.
- 6.8.95 In addition, the scheme proposes an undeveloped zone to the eastern realms of the application site. Here green open space will take the form of a more formalised parkland setting incorporating a recreational character to relate well with the adjoining recreational ground. This green infrastructure is vital to protect against coalescence and will combine with the extensive green open space prevailing across the carriageway of White Post Road to help protect the distinctiveness and sense of identity of Bodicote village.
- 6.8.96 The value of the Salt Way with respect to a wildlife corridor and a recreational amenity for walking, riding and cycling is also significant. As such it is important that the scheme not only seeks to protect these values but also to enhance and indeed celebrate them. The experience of Salt Way is also substantially a factor of the internal sequential journey of its linearity, and the progression of various spatial qualities along its tract.
- 6.8.97 The setting of the Salt Way within the stretch along the northern perimeter of the application site is somewhat weak in character, being too open and one dimensional. On its northern flank lie the residential properties of Sycamore Drive and Beaconsfield Road, with their rear garden boundaries of predominantly trimmed garden hedges.
- 6.8.98 On its south flank there is open flat agricultural farmland with little intrinsic interest. The value here is in the sum of the whole, the tapestry of landscape components that make up the rural setting extending across to the visible horizon in the south. Its boundary to the south is a gappy and fragmented hedgerow devoid of hedgerow trees.
- 6.8.99 Thus the character of Salt Way along this stretch is underwhelming. Its predominant character as portrayed in other sections along Salt Way is defined by established vegetation which creates an intimate character. From this sense of enclosure comes the element of surprise and wonder from discovering glimpsed views out of the enclosed archway, and the experiential journey and progression through varying spatial scales and qualities.
- 6.8.100 Unfortunately this character is absent along the application site's northern boundary, but an enhancement strategy is proposed to engender a richer character to the benefit of this route.
- 6.8.101 This strategy includes the gapping up of fragmented sections and planting of new hedgerow trees to create varying spatial rhythms. In addition a development set back will respect its setting. Due to the paucity of hedgerow trees to provide verticality there is scope to propose a structural landscape buffer within this set back zone. This will create a sense of enclosure at least to one side of the route providing variety to the sequential experience. At various key points along this buffer planting there will be glimpsed views out and these vistas will work in conjunction with the design of the development layout where potential views through the scheme will be coordinated if feasible. Creating glimpsed vistas through both the landscape buffer enclosure and channelling them through the development by good design will thereby enable Salt Way to connect through to its wider setting.

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- 6.8.102 These measures will also enhance the value of the Salt Way route as an ecological corridor. In addition increasing the connectivity with other footpaths linking into adjacent neighbourhoods will enhance accessibility and thereby improve the route's recreational amenity too.
- 6.8.103 The development proposals fall within the eastern section of the new proposed Strategic Housing Allocation of Banbury 17 Land South of Salt Way, part of the emerging policies of Local Plan Part 1 (refer Appendix 6.10).
- 6.8.104 Banbury 17 comprises a broad tract of agricultural green field land extending across the southern settlement edge of Banbury. The land directly adjacent to the west also falls within Banbury 17 and is subject to a separate planning application 14/01932/OUT submitted by another party for up to 1000 dwellings.
- 6.8.105 Cherwell District Council has recently approved a development for 350 dwellings outside the settlement boundary and within the setting of the Salt Way, this development being Land South of Salt Way and west of Bloxham Road.
- 6.8.106 This landscape and visual assessment considers that the application site represents an appropriate and logical addition to the urban settlement that will not compromise the integrity of the surrounding open countryside nor the heritage assets of either Banbury or Bodicote.
- 6.8.107 The siting, scale, height, appearance and layout of the proposed dwellings will reflect the existing built context of the existing local character. Built form and the pattern of the existing settlement is a component within the immediate landscape character and as such it is considered that the localised character has the capacity to integrate the proposals.
- 6.8.108 In summary the proposals have sought to promote a sensitive and considered development approach, maintaining a level and layout of development which both respects and enhances the setting of the receiving environment and the localised context.
- 6.8.109 The proposals have incorporated a landscape led approach, with careful consideration given to the location of the proposed open space areas, the retention and enhancement of the existing boundary vegetation and new structure planting within the site. These features ensure that the proposals can be accommodated within this setting without detriment to the quality and character of the receiving environment.
- 6.8.110 Overall this site specific assessment is broadly in agreement with the Landscape Capacity Study and considers the application site to have a medium-high capacity for change of the type proposed. The landscape character of the site is considered to be of medium – low sensitivity. The proposals will result in a medium magnitude of change and as such the significance of the effect will be moderate.
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6.9 RESIDUAL EFFECTS

6.9.1 This section outlines the effects of the development once the mitigation and green infrastructure proposals have established and matured.

Effects Upon the Visual Environment

Viewpoint 1

6.9.2 Viewpoint 1 is a short distance view taken from the public highway White Post Road looking west directly at the application site, and is considered to be medium in sensitivity.

6.9.3 Green infrastructure proposals will include specimen tree planting within this parkland area. These measures, in addition to the eastern boundary hedgerow and the existing mature tree cover (predominantly associated with the boundary of two large residential properties adjacent Salt Way) will provide an effective visual containment of the new built form within the field to the west.

6.9.4 After leaf fall during the winter months it is anticipated that there will be some degree of visual transparency of the development but that these will be partial and glimpsed views only.

6.9.5 As such it is considered the magnitude of change will be low after year 10 upon maturation of the mitigation and planting proposals. Acting on a medium sensitivity receptor this constitutes a significance of residual effect of neutral minor.

Viewpoint 2

6.9.6 Viewpoint 2 is a short distance view looking north west along White Post Road taken at the junction access to the Bodicote House council offices, and is considered to be of high sensitivity.

6.9.7 Specimen tree planting within the eastern section of the application site will enhance the parkland setting, which together with the retention of existing vegetative structures, will provide an effective visual screen to the development located within the next field to the west.

6.9.8 After leaf fall during the winter months it is anticipated that there will be some degree of visual transparency of new built form but that these will be partial and glimpsed views only.

6.9.9 It is considered that the proposals will result in a change of low magnitude, acting upon a medium sensitivity receptor. The significance of effect is considered to be minor and neutral.

6.9.10 As such it is considered the magnitude of change will be low after year 10 upon maturation of the tree planting proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of moderate / minor neutral.

Viewpoint 3

- 6.9.11 Viewpoint 3 is a short distance view looking south at the application site from Salt Way, a restricted byway 120/43/20, and is considered to be high in sensitivity.
- 6.9.12 Green infrastructure proposals will include a substantial level of tree cover throughout the scheme in the form of both street and garden tree planting. These measures will in time soften the impact of the development, visually ameliorating the built form elevations and breaking up the dominance of the roofscape thus helping to integrate the dwellings into the receiving environment.
- 6.9.13 Mitigation proposals will include the reinforcement and gapping up of the fragmented hedgerow along the northern site boundary with Salt Way, which in time will provide visual amelioration to this section of the development. Additionally there will be a development set back to accommodate a structural landscape buffer along the northern site boundary providing visual screening and a robust development edge to both the restricted byway of Salt Way and the existing residential estate of Sycamore Drive. It may be a consideration here to adopt a 'plant ahead' strategy with respect to the structural planting in order that a reasonable degree of establishment is already in place by the time the construction phase commences.
- 6.9.14 During winter months after leaf fall it is likely that some filtered and glimpsed views of the development may be afforded through the mitigation planting but its density should be adequate to maintain a reasonable degree of amelioration.
- 6.9.15 As such it is considered the magnitude of change will be low after year 10 upon maturation of the mitigation and green infrastructure proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate.

Viewpoint 4

- 6.9.16 Viewpoint 4 is a short distance view looking back south eastwards at the application site further along Salt Way restricted byway 120/43/10, and is considered to be high in sensitivity.
- 6.9.17 Green infrastructure proposals will include a substantial level of tree cover throughout the scheme in the form of both street and garden tree planting. These measures will in time soften the impact of the development, visually ameliorating the built form elevations and breaking up the dominance of the roofscape thus helping to integrate the new dwellings into the receiving environment.
- 6.9.18 Mitigation proposals will include the reinforcement and gapping up of the fragmented hedgerow along the northern site boundary with Salt Way. Additionally there will be a development set back to accommodate a structural landscape buffer along the northern site boundary providing visual screening and a robust development edge to both the restricted byway of Salt Way and the existing residential estate of Sycamore Drive.

- 6.9.19 As such it is considered the magnitude of change will be low after year 10 upon maturation of the mitigation and green infrastructure proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate.

Viewpoint 5

- 6.9.20 Viewpoint 5 is a short distance view from public footpath FP 137/13/10 taken from within the application site, and is considered to be high in sensitivity.
- 6.9.21 Green infrastructure proposals will include a substantial level of tree cover throughout the scheme in the form of both street and garden tree planting. These measures will in time soften the impact of the development, visually ameliorating the built form elevations and breaking up the dominance of the roofscape.
- 6.9.22 As such it is considered the magnitude of change will be medium after year 10 upon maturation of the mitigation and planting proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate.

Viewpoint 6

- 6.9.23 Viewpoint 6 is a short distance view from public footpath FP 137/13/10 taken from within the farmland looking directly north across the application site, and is considered to be high in sensitivity.
- 6.9.24 Green infrastructure proposals will include a substantial level of tree cover throughout the scheme in the form of both street and garden tree planting. These measures will in time soften the impact of the development, visually ameliorating the built form elevations and breaking up the dominance of the roofscape thus helping to integrate the new dwellings into the receiving environment.
- 6.9.25 The presence of built form within the scene will not constitute an unexpected feature given the visibility of the existing urban character of Banbury's southern settlement edge.
- 6.9.26 Mitigation proposals will include a structural landscape buffer along the northern site boundary. The full establishment of this structural landscape will in the future provide some relief to the roofscape of the development on the higher northern section of the site. This ameliorating effect can be encouraged by a 'plant ahead strategy' if feasible.
- 6.9.27 As such it is considered the magnitude of change will be low after year 10 upon maturation of the mitigation and planting proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate.

Viewpoint 7

- 6.9.28 Viewpoint 7 is a short distance view from public footpath FP 137/13/10 taken in the vicinity of Wykham Lane looking north eastwards across the application site, and is considered to be high in sensitivity.
- 6.9.29 Green infrastructure proposals will include a substantial level of tree cover throughout the scheme in the form of both street and garden tree planting. These measures will in time soften the impact of the development, visually ameliorating the built form elevations and breaking up the dominance of the roofscape thus helping to integrate the new dwellings into the receiving environment.
- 6.9.30 Mitigation proposals will include a structural landscape buffer along the northern site boundary. The establishment of this structural landscape will in time ensure that the skyline on the higher ground will be predominated by woodland cover giving relief to the roofscape scene.
- 6.9.31 The presence of built form within the scene will not constitute an unexpected feature given the presence of the existing urban character of Banbury's southern settlement edge.
- 6.9.32 As such it is considered the magnitude of change will be low after year 10 upon maturation of the mitigation and green infrastructure proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate.

Viewpoint 8

- 6.9.33 Viewpoint 8 is a mid-distance view looking north westwards from the vicinity of the residential property no. 17 Wykham Lane, and is considered to be of medium sensitivity.
- 6.9.34 Mitigation proposals will include a structural landscape buffer along the western site boundary with Banbury Cricket Ground. It is likely that full establishment of this structural landscape will in time provide full containment of the development roofscape on the higher northern section of the site.
- 6.9.35 As such it is considered the magnitude of change will be negligible after year 10 upon maturation of the mitigation and planting proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate / minor.

Viewpoint 9

- 6.9.36 Viewpoint 9 is a mid-distance view taken from adjacent farmland along bridleway 137/11/20 in the general vicinity of Wykham Farm, and is considered to be high in sensitivity.
- 6.9.37 It is likely new built form pertaining to the northern development section will be partially contained by intervening topography and existing vegetative structures.
- 6.9.38 Mitigation proposals will include a structural landscape buffer along the western site boundary. The full establishment of this structural landscape will in time provide full containment of the development roofscape on this higher northern section of the site.

- 6.9.39 As such it is considered the magnitude of change will be negligible after year 10 upon maturation of the mitigation and planting proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate /minor.

Viewpoint 10

- 6.9.40 Viewpoint 10 is a mid-distance view taken from 300m away along public footpath 137/16/10 in the vicinity of Wykham Farm, and is considered to be high in sensitivity.
- 6.9.41 Green infrastructure proposals will include a substantial level of tree cover throughout the scheme in the form of both street and garden tree planting. These measures will in time soften the impact of the development, visually ameliorating the built form elevations and breaking up the dominance of the roofscape thus helping to integrate the new dwellings into the receiving well-wooded environment.
- 6.9.42 Mitigation proposals will include structural landscape buffer planting along the west and southern site perimeters which in time will serve to provide further screening of the new dwellings.
- 6.9.43 It is therefore considered that the proposals will result in a change of medium magnitude in year 1 falling to low magnitude in year 10, acting upon a high sensitivity receptor. The significance of effect is considered to be moderate in year 1 levelling off at moderate/minor once mitigation and green infrastructure proposals have matured.
- 6.9.44 As such it is considered the magnitude of change will be low after year 10 upon maturation of the mitigation and planting proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate.

Viewpoint 11

- 6.9.45 Viewpoint 11 is a mid-distance view taken from further along Wykham Lane in the vicinity of the allotment gardens, and is considered to be medium sensitivity.
- 6.9.46 Mitigation proposals will include a structural landscape buffer along southern site boundary whose establishment will in time ensure that the new built form will be screened from the allotment gardens. The presence of the new built form within the scene will not constitute an unexpected feature given the presence of the existing urban character of Banbury's southern settlement edge.
- 6.9.47 As such it is considered the magnitude of change will be negligible after year 10 upon maturation of the mitigation and planting proposals. Acting on a low sensitivity receptor this constitutes a significance of residual effect of adverse minor.

Viewpoint 12

- 6.9.48 No views of the development proposals will be afforded due to intervening built form and established vegetative structures. As such there is no residual significance of effect to report from this viewpoint location.

Viewpoint 13

- 6.9.49 No views of the development proposals will be afforded due to intervening topography and established vegetative structures. As such there is no residual significance of effect to report from this viewpoint location.

Viewpoint 14

- 6.9.50 No views of the development proposals will be afforded due to intervening topography. As such there is no residual significance of effect to report from this viewpoint location.

Viewpoint 15

- 6.9.51 Viewpoint 15 is a long distance view taken from 1.7km away along public footpath 120/108/40, from local high ground of Crouch Hill, and is considered to be high in sensitivity.
- 6.9.52 The proposals will only be just discernible as a very thin slither of roofscape sandwiched within a block of woodland mass, which will be further integrated in time by the scheme's green infrastructure tree planting proposals, which include extensive tree cover throughout the scheme in the form of street and garden tree planting in addition to structure planting to the western site boundary.
- 6.9.53 The roofscape will form a very small element within a wider panoramic scene and furthermore will not constitute an unexpected feature given the presence of other existing urban fringes within the scene.
- 6.9.54 As such it is considered the magnitude of change will be negligible after year 10 upon maturation of the mitigation and green infrastructure proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate/minor.

Viewpoint 16

- 6.9.55 Viewpoint 16 is a long distance view taken 2.3km away from Bloxham Grove Road, and is considered to be medium in sensitivity.
- 6.9.56 The built form will form a very small element within a wider scene and will be merged into the surrounding landscape assisted by the framework of woodland cover.

- 6.9.57 Mitigation proposals will include structural buffer planting to reinforce the western and southern site boundaries which in time will serve to provide further screening of the development.
- 6.9.58 Additionally views of the development will not constitute an unexpected feature given the existing presence of the urban fringe of Banbury within the scene.
- 6.9.59 As such it is considered the magnitude of change will be negligible after year 10 upon maturation of the mitigation and green infrastructure proposals. Acting on a medium sensitivity receptor this constitutes a significance of residual effect of neutral minor.

Viewpoint 17

- 6.9.60 Viewpoint 17 is a long distance view taken 1.3km away from public footpath 136/2/40 within the vicinity of Bloxham Grove Road, and is considered to be high in sensitivity.
- 6.9.61 Green infrastructure proposals will include a substantial level of tree cover throughout the scheme. These measures will help integrate the new dwellings into the well-wooded receiving environment, softening the impact of the roofscape. Furthermore, the mature tree backdrop will retain the skyline.
- 6.9.62 Mitigation proposals will also include structural buffer planting to reinforce the western and southern site boundaries which in time will serve to provide further screening of the development.
- 6.9.63 Additionally views of the development will not constitute an unexpected feature given the presence of the existing residential edge and will be perceived as being part of the existing urban fringe of Banbury.
- 6.9.64 On the whole the new development with its comprehensive green infrastructure proposals will constitute a new settlement edge to south Banbury, one which is more integrated within the surrounding environment than the present situation.
- 6.9.65 As such it is considered the magnitude of change will be negligible after year 10 upon maturation of the mitigation and green infrastructure proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of neutral moderate / minor.

Viewpoint 18

- 6.9.66 Viewpoint 18 is a long distance view taken from 3.3km away along public footpath 136/6/20, from the local high ground of Hobb Hill, and is considered to be high in sensitivity. The built form will form a very small element within a wider scene and will be merged into the surrounding landscape framework of woodland cover assisted by the scheme's green infrastructure.
- 6.9.67 As such it is considered the magnitude of change will be negligible after year 10 upon maturation of the mitigation and green infrastructure proposals. Acting on a high sensitivity receptor this constitutes a significance of residual effect of adverse moderate/minor.

Table 6: Summary of Visual Effects					
Viewpoint	Sensitivity	Nature of Effect	Magnitude of Change	Significance (Year 1)	Significance (Year 10)
<i>Viewpoint 1</i> – from White Post Road looking west	Medium	Direct, Neutral	Low	Moderate / Minor	Minor
<i>Viewpoint 2</i> –from Bodicote Lodge House looking north west	High	Direct, Neutral	Low	Moderate	Moderate / Minor
<i>Viewpoint 3</i> –from restricted byway 120/43/20 Salt Way looking south west	High	Direct, adverse	Medium-Low	Major / Moderate to Moderate	Moderate
<i>Viewpoint 4</i> – from restricted byway 120/43/10 Salt Way looking south east	High	Direct, adverse	Medium-Low	Major / Moderate to Moderate	Moderate
<i>Viewpoint 5</i> – from PROW 137/13/10 looking east	High	Direct, adverse	Medium	Major / Moderate	Moderate
<i>Viewpoint 6</i> – from PROW 137/13/10 looking north	High	Direct, adverse	Medium-Low	Major / Moderate to Moderate	Moderate
<i>Viewpoint 7</i> - from PROW 137/13/10 looking north	High	Direct, adverse	Medium-Low	Major / Moderate to Moderate	Moderate
<i>Viewpoint 8</i> - from Wykham Lane looking north west	High	Direct, adverse	Low-Negligible	Moderate to Moderate/ Minor	Moderate / Minor
<i>Viewpoint 9</i> - from bridleway 137/11/20 looking east	High	Direct, adverse	Low	Moderate	Moderate / Minor
<i>Viewpoint 10</i> - from PROW 137/16/10 looking east	High	Direct, adverse	Medium-Low	Major/ Moderate to Moderate	Moderate
<i>Viewpoint 11</i> - from Wykham Lane looking north east	Medium	Direct, adverse	Low	Moderate / Minor	Minor
<i>Viewpoint 12</i> - from Bankside flyover looking south west	Medium	N / A	None	None	None
<i>Viewpoint 13</i> - from Wykham Lane looking east	Medium	N / A	None	None	None
<i>Viewpoint 14</i> - from PROW 120/49/10 looking east	High	N / A	None	None	None
<i>Viewpoint 15</i> - from PROW 120/108/40 Crouch Hill looking south east at 160mAOD	High	Direct, adverse	Low	Moderate	Moderate/ Minor
<i>Viewpoint 16</i> - from Bloxham Grove Road looking north east	Medium	Direct, Neutral	Low	Moderate / Minor	Minor
<i>Viewpoint 17</i> - from intersection PROW 136/2/40 & bridleway 136/15/10 looking north	High	Direct, Neutral	Low	Moderate	Moderate / Minor
<i>Viewpoint 18</i> - from PROW 136/6/20 Hobb Hill looking north east at 165mAOD.	High	Direct, adverse	Low	Moderate	Moderate / Minor

Summary of Visual Effects

- 6.9.68 A thorough and comprehensive visual impact assessment has been undertaken to understand to what affect the development proposals will have on the significant surrounding designations both heritage and natural, and indeed any other sensitive receptors.
- 6.9.69 A ZTV study (see Appendix 6.5) has also been undertaken to identify appropriate viewpoints to be assessed within a 4km radius of the application site where high ground, public footpaths and key settlements could potentially be affected by the proposals. In line with GLVIA3, this has been calculated using a bare earth model which does not take into account the containment provided by vegetation or buildings.
- 6.9.70 Notwithstanding the built environment, it can be seen that the greatest extent of theoretical visibility of the development lies to the west and the higher ground of the southern slopes of the Sor Brook Valley. This zone of theoretical visibility will be further curtailed predominantly by the tranches of linear hedgerow structures pertaining to field boundaries and rural lanes.
- 6.9.71 The visual assessment has identified the following conclusions. The application site is visually well contained due to prevailing topography, intervening built form and established vegetative structures around its site boundaries and within its immediate setting. These substantially limit the visibility of the site to views from the immediate locality, these views being from adjacent public rights of ways and public highways.
- 6.9.72 With regard to views from a wider landscape context intervening built form, prevailing topography and offsite vegetation ensure that there is a natural visual envelope enjoyed by the site that mostly conceals it from all directions but from the south and also localised high ground in the west, the impact being partial views predominantly of the roofscape.
- 6.9.73 Furthermore, views of the new development will be seen within the overall context of the existing residential settlement of Banbury and as such the new built form will not be perceived as being out of place.
- 6.9.74 The retention and enhancement of the existing hedgerows and treescape to the site's boundaries will maintain the character of the site setting, and ensure that the degree of separation and containment currently afforded to the site is maintained and enhanced where necessary.
- 6.9.75 Green infrastructure is proposed along the southern and western perimeters to provide a robust development edge with the rural interface as well as providing visual amelioration from surrounding public rights of way and views from the south.
- 6.9.76 The built form of the development proposals will not co-exist within the same visual envelope as landscape setting associated with the Bodicote Conservation Area.
- 6.9.77 Key views out of the site are to the south where long distance views are afforded of the south valley slopes of the Sor Brook valley and far distant views of the rolling high ground of the Cotswolds. In

addition the localised high ground of Crouch Hill is a culturally significant natural landmark to the west. Where feasible, it is recommended that channelled, glimpsed or indeed wider views towards these scenic elements should be incorporated within the scheme.

- 6.9.78 In regard to long distance views out to the south afforded from gaps within the Salt Way hedgerow enclosure, the layout seeks to preserve key views over to the south, from various points along the route. Opportunities to achieve this will prevail at openings where footpaths from the south connect into Salt Way.
- 6.9.79 It is acknowledged that at year 1 the proposals will give rise to a number of major / moderate adverse effects upon views within the immediate context of the site. The significance of the effect reduces with distance and the presence of intervening features such as built form and established vegetation.
- 6.9.80 The proposals do however incorporate a significant degree of landscape mitigation which will mature to create a high quality context of the site which will not only create a pleasant environment in which to live, but also integrate the proposals into the receiving environment. Overall it is considered that the development will generally have a residual significance of effect ranging from moderate to moderate/minor upon the visual environment at year 10 and those effects will be mostly limited to the immediate setting of the site. These effects are not considered significant and as such it is considered that the proposals can be integrated without long term harm to the receiving visual environment.

Effect Upon the Landscape Character

- 6.9.81 In terms of the residual effects of the proposals upon the receiving landscape character, with regard to the national and regional character areas, it is considered that the maturing of the proposed planting and establishment of the proposed green infrastructure, associated with the proposals, will reduce the perceived presence of the proposals. It is considered that the enhancement of the green edge to the site and the urban – rural transition will ensure that the proposals can be integrated in this location without long term harm. The proposed development will be perceived in the wider context of the southern expansion of Banbury and incorporates appropriate measures to ensure that an appropriate and defensible edge to the urban area is achieved. It is therefore considered that the residual effect of the proposals upon these wider landscape character areas will be minor to negligible.
- 6.9.82 With regard to the immediate landscape context of the site, the maturing of the comprehensive landscape scheme will reinforce the integration of the proposed built form, softening the built elevations and enhancing the adjoining streetscenes and pedestrian routes. The proposed open space and recreation facilities will also have established to become key focal points within the community. The Cherwell landscape capacity assessment and SHLAA both identify that this site has the capacity to accommodate residential development. This is reinforced through the sites allocation within the emerging Local Plan. It is considered that the maturing of the proposed landscape treatment and wider Green Infrastructure will ensure that the proposals can be integrated without significant harm to the setting of Banbury or its landscape context. The proposals represent a high quality extension to the urban area that will form a robust and defensible edge to the settlement without compromising the key characteristics of the receiving landscape. The significance of the residual effect is therefore considered to be minor to negligible neutral.

6.10 CUMULATIVE EFFECTS

6.10.1 Cumulative Effects arise as a result of a number of different factors and combined changes. These generally fall into two categories;

- Cumulative effects arising from a range of developments, occurring at different locations or over a period of time. Separately, such individual projects may not create an unacceptable degree of adverse impact but collectively the results may potentially be significant.
- Cumulative effects caused by the proposed development in conjunction with other developments that occurred in the past, present or are likely to occur in the foreseeable future.

6.10.2 The Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013 have been referenced to set out the parameters of the cumulative study, together with a number of assumptions that have been taken in order to achieve a common sense and appropriate assessment.

6.10.3 The following are limitations and assumptions which relate to the cumulative assessment:

- The number of dwellings considered as a significant development has been set at 50 units.
- The sites which are deemed to fall within the parameters of the cumulative assessment are developments that have received planning consent and developments which have been validated and decision pending.

6.10.4 Potential cumulative sites are outlined in the Cumulative Effects Table (see Appendix 6.11) and have been researched from the CDC online planning portal and are accurate at the time of publication of this report (early July 2015).

6.10.5 A common sense judgment should be taken to assess which sites are most likely to lead to significant effects and which sites can be scoped out of the assessment. Advice in GLVIA3 states that:

“The challenge is to keep the task reasonable and in proportion to the nature of the project under consideration. Common sense has an important part to play in reaching agreement about the scope of assessment...It is always important to remember that the emphasis in EIA is on likely significant effects rather than on comprehensive cataloguing of every conceivable effect that might occur.”

6.10.6 The potential cumulative schemes reviewed in the Cumulative Effect Table (refer Appendix 6.11) have been grouped together geographically on a local and district level basis. This is further represented on the Cumulative Effect Sites Plan (refer Appendix 6.12).

Local Level Cumulative Effect

- 6.10.7 It is considered that only the Banbury South group as a whole has the potential to result in significant cumulative effects in terms of landscape and visual impact due to the agglomeration of four substantial development sites within the same district landscape character area in addition to co-existing within the same visual envelope.
- 6.10.8 The Banbury South group comprises land west of White Post Road (application site), land south of Salt Way, land south of Salt Way/west of Bloxham Road and land south of Salt Way Crouch Farm, all development proposals corresponding to emerging strategic housing allocations of Banbury 16 and 17.

Potential Cumulative Landscape Character Effects

- 6.10.9 These site allocations propose to extend the southern residential edge of Banbury onto adjacent agricultural farmland and thereby creating a new urban rural fringe interface.
- 6.10.10 This change of use will inevitably result in a cumulative loss of farmland with a corresponding reduction in openness and sense of rurality. However planning policy will dictate that existing vegetative structures such as hedgerows and mature trees will be retained and enhanced. Furthermore all new development will be required to provide the benefits of comprehensive green infrastructure and mitigation planting in order to sensitively integrate new proposals into the receiving environment and formulate a new robust and sensitive settlement edge with the adjacent rural landscape.
- 6.10.11 Whilst there is a combined encroachment of the settlement edge upon the southern hinterland, no sensitive landscape or ecological designations are affected- in fact all the Banbury South sites exhibit an unremarkable open farmland character strongly influenced by their urban edge location.
- 6.10.12 Indeed the key characteristics of the district landscape character area Ironstone Hills and Valleys, are not well represented within the proposed schemes. The landscape is predominantly simple relatively flat large scale open arable land with regular linear field boundaries- the richer more diverse character areas being found further west and south where a more complex topography of river valley folds and dips and localized ridgelines abound.
- 6.10.13 This is further emphasized by Cherwell District Council's landscape sensitivity and capacity studies, both the district level and Banbury assessment. These studies have generally found that the development sites in Banbury South have a medium to low landscape character sensitivity and have a medium to high landscape capacity for residential development.
- 6.10.14 As such it is considered that there is a moderate cumulative significance of effect in terms of landscape character and that the immediate southern hinterland of Banbury has the capacity to accept the cumulative large scale development of the types proposed.

Potential Cumulative Landscape Visual Effects

- 6.10.15 The development proposals comprising site allocations Banbury 16 and 17 are generally well contained by prevailing topography and the surrounding network of established hedgerows.
- 6.10.16 As such there are very few viewpoints from where all the Banbury South cumulative sites can be seen within the same field of vision and thus will not be perceived as a large conjoined development sprawl of built form encroaching upon the receiving landscape.
- 6.10.17 The following viewpoints will potentially afford views of all the Banbury South cumulative sites within the same field of vision;
- 6.10.18 Viewpoint 15 along public footpath on the localised high ground of Crouch Hill. The various development proposals will form a prominent component within the scene as combined views but will be seen merging into the surrounding landscape by belts of mature tree cover and perceived as being within the context of the nearby built up edge associated with Waller Drive. It is considered to be a major/moderate cumulative significance of effect in terms of visual impact. Mitigation and green infrastructure will allow further integration of the proposals leaving a residual cumulative effect of moderate.
- 6.10.19 Viewpoints 17 and 18 from public footpaths along the higher ground to the south of the Sor Brook Valley afford long distance views of the cumulative sites against the southern settlement edge of Banbury, again broken up by intervening belts of mature tree cover which integrate the proposals within the scene.
- 6.10.20 The cumulative built form will assume a less prominent element within the field of vision forming a moderate cumulative significance of effect in terms of visual impact. After mitigation and green infrastructure it is likely this will be further reduced to a residual cumulative effect of moderate/minor.
- 6.10.21 There will be transient sequential views available to restricted byway users along the adjacent Salt Way whereby glimpsed views of all of the cumulative sites will be afforded during the progression of the journey. Views will vary from partial to full views of one perhaps two individual sites within the same field of vision. It is considered that the residual cumulative significance of effect ranges from moderate to moderate/minor in terms of visual impact.
- 6.10.22 There will also be transient sequential views available to road users along Wykham Lane, Bloxham Road and Bloxham Grove Road whereby glimpsed views of one or more or all of the various individual cumulative sites will be afforded during the progression of the car journey. Due to the high hedgerows these will be mostly only available at farm gate openings, and will likely be partial views of probably just a single or two developments at a time. It is considered that the residual cumulative significance of effect ranges from moderate/minor to minor in terms of visual impact.
- 6.10.23 The various cumulative sites of Banbury South are generally well contained and integrated within their receiving environment with an overall residual cumulative effect of moderate adverse in terms of visual impact.

District Level Cumulative Effect

- 6.10.24 There are also potential views of other cumulative sites relating to other geographical groups within the cumulative assessment. Due to the containment of the established hedgerow network, these are predominantly only available from the high grounds of Crouch Hill in the west of Banbury and Hobb Hill in the Bloxham area. These views will be successive (where the observer has to turn their head/arc of vision to see the various developments) and long distance views, of mainly the Banbury South and West groups, as well as the Bloxham and Adderbury groups.
- 6.10.25 The various developments will be seen as disparate and small elements within a broad panoramic arc and not perceived as a continuous mass of built form. Furthermore, they will be seen relating to their respective settlement edges and integrated within the landscape by their respective green infrastructure and mitigation planting.
- 6.10.26 As such the district visual cumulative effect is considered to be minor and indeed would not be considerably greater than the individual significance of effect considered in isolation for each site.
- 6.10.27 There are also possible transient sequential views available to road users as they progress along the Bloxham Road affording potential views of the adjacent Bloxham and Banbury South groups. Due to the high hedgerows these will be mostly only available at farm gate openings, and will likely be glimpsed partial views of probably just a single or two developments at a time. However the magnitude of change on a receptor of low sensitivity is not considered to be sufficient to result in significant visual cumulative effects.

Conclusions

- 6.10.28 In consideration of potential cumulative effects on landscape character at the district level, again it is inevitable that there will be a high magnitude of change in land use with agricultural land giving way to residential development. However many of the large scale development proposals correspond to strategic housing allocations and identified as having good capacity to accommodate residential development within the CDC landscape sensitivity assessments. This is reinforced through the site's incorporation as an allocated site within the emerging Local Plan.
- 6.10.29 The various proposed development areas will be more strongly influenced by their respective urban edge locations and the presence of adjacent existing residential uses, transport infrastructure and other landscape detractors. Due to their relative visual containment, it is likely any significant effects on landscape character would be confined to the localised scale of the sites themselves and not extend to the wider landscape character or visual environment.

6.11 STATEMENT OF EFFECTS

6.11.1 The Landscape and Visual Assessment study has found the following conclusive effects:

Construction

6.11.2 Effects upon significant receptors, which will be temporary in nature:

6.11.3 Bodicote Conservation Area - significance of effect of none.

6.11.4 Public Footpath along Crouch Hill- moderate / minor significance of effect in terms of landscape character and moderate/minor significance of effect in terms of visual impact.

6.11.5 Transient Receptors of Restricted Byway along Salt Way – major / moderate significance of effect in terms of landscape character and major/moderate significance of effect in terms of visual impact.

6.11.6 Transient Receptors along Public Footpath FP 137/13/10 – major significance of effect in terms of landscape character and major/moderate significance of effect in terms of visual impact.

6.11.7 Transient Receptors of Road Users Wykham Lane & White Post Road - minor significance of effect in terms of landscape character and moderate / minor significance of effect in terms of visual impact.

6.11.8 Banbury Cricket Club – major / moderate significance of effect in terms of landscape character and moderate / minor significance of effect in terms of visual impact.

6.11.9 Residential receptors Salt Way Day Nursery & Private Residence – major / moderate significance of effect in terms of landscape character and moderate significance of effect in terms of visual impact.

6.11.10 Residential receptors along Beaconsfield Road and Sycamore Drive – major / moderate significance of effect in terms of landscape character and moderate / minor significance of effect in terms of visual impact.

6.11.11 Residential receptors along Wykham Lane – major / moderate significance of effect in terms of landscape character and moderate/minor significance of effect in terms of visual impact.

6.11.12 Primary School receptor along White Post Road - moderate significance of effect in terms of landscape character and moderate/minor significance of effect in terms of visual impact.

Completion & Residual (Years 1 and 10)

6.11.13 The application site is visually well contained due to prevailing topography, intervening built form and established vegetative structures around its site boundaries and within its immediate setting. These substantially limit the visibility of the site to views from the immediate locality, these views being from adjacent public rights of ways and public highways.

6.11.14 With regard to views from a wider landscape context intervening built form, prevailing topography and offsite vegetation ensure that there is a natural visual envelope enjoyed by the site that mostly conceals it from all directions but from the south and also localised high ground in the west, the impact being partial views predominantly of the roofscape.

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- 6.11.15 Furthermore, views of the new development will be seen within the overall context of the existing residential settlement of Banbury and as such the new built form will not be perceived as being out of place.
- 6.11.16 Green infrastructure is proposed along the southern and western perimeters to provide a robust development edge with the rural interface as well as providing visual amelioration from surrounding public rights of way and views from the south.
- 6.11.17 The built form of the development proposals will not co-exist within the same visual envelope as the Bodicote Conservation Area.
- 6.11.18 It is acknowledged that at year 1 the proposals will give rise to a number of major/moderate adverse effects upon views within the immediate context of the site. The significance of the effect reduces with distance and the presence of intervening features such as built form and established vegetation.
- 6.11.19 Overall it is considered that the development will generally have a residual significance of effect ranging from moderate to moderate/minor upon the visual environment and that effects will be mostly limited to the immediate setting of the site.
- 6.11.20 The site is simple and open in character comprising of a flat expanse of arable farmland subdivided by field hedgerows with little hedgerow trees to provide vertical features.
- 6.11.21 The character of the site is heavily influenced by the close proximity of existing urban influences, namely the residential properties along the southern urban fringe of Banbury. Urban influences are also prevalent emanating from the settlement of Bodicote to the east and south eastern site boundaries.
- 6.11.22 Although there is a good degree of woodland cover along the urban fringes relating to garden and street trees, and some hedgerow trees to the south, the site itself is of simple character and low in diversity and can be considered to be an unremarkable urban edge landscape.
- 6.11.23 Overall the landscape sensitivity of the site is considered to be medium-low.
- 6.11.24 With regard to the effect of the proposals on the landscape character, it is considered that the development of the site in this location would not cause undue detrimental effects to the localised or wider character reviewed in the baseline assessment. It is considered the significance of effect upon landscape character to be moderate at Year 1.
- 6.11.25 The green infrastructure elements within the southern realms of the development, incorporating the recreational and public open spaces, will form a new settlement edge to south Banbury, thereby creating a sensitive and diffused interface along the urban rural transition.
- 6.11.26 The scheme proposes an undeveloped zone within its southern section to reduce the visual impact of development in long distance views from the south.
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- 6.11.27 The scheme proposes another undeveloped zone within its eastern realms in order to prevent potential coalescence between Banbury and Bodicote and to promote the distinctiveness of the latter.
- 6.11.28 This landscape and visual assessment considers that the application site represents an appropriate and logical addition to the urban settlement that will not compromise the integrity of the surrounding open countryside nor the heritage assets of either Banbury or Bodicote.
- 6.11.29 The proposals have incorporated a landscape led approach, with careful consideration given to the location of the proposed open space areas, the retention and enhancement of the existing boundary vegetation and new structure planting within the site. These features ensure that the proposals can be accommodated within this setting without detriment to the quality and character of the receiving environment.
- 6.11.30 The proposals represent a high quality extension to the urban area that will form a robust and defensible edge to the settlement without compromising the key characteristics of the receiving landscape. The significance of the residual effect is therefore considered to be minor to negligible neutral.
- 6.11.31 The local level cumulative effect assessment has found a moderate cumulative significance of effect in terms of landscape character and that the immediate southern hinterland of Banbury has the capacity to accept the cumulative large scale development of the types proposed.
- 6.11.32 The various cumulative sites of Banbury South are generally well contained and integrated within their receiving environment with an overall residual cumulative effect of moderate to moderate/minor in terms of visual impact.
- 6.11.33 The district level visual cumulative effect is considered to be minor and indeed would not be considerably greater than the individual significance of effect considered in isolation.
- 6.11.34 At a district level it is considered the cumulative effect on landscape character is moderate minor to minor.
- 6.11.35 The application site forms part of the emerging proposed Strategic Housing Allocation of Banbury 17. The land directly adjacent to the west also falls within Banbury 17 and is subject to a separate planning application 14/01932/OUT submitted by another party.

Conclusions

- 6.11.36 In conclusion, given the need for housing within the district and the fact that the site is an emerging allocation, the application site represents an appropriate and logical extension to the settlement that will not significantly compromise the integrity of the surrounding open countryside nor the setting of heritage assets.
- 6.11.37 The proposals have incorporated a landscape led approach, with careful consideration given to the location of the proposed open space areas, the retention and enhancement of the existing boundary vegetation and new structure planting within the site. These features ensure that the

proposals can be accommodated within this setting without detriment to the quality and character of the receiving environment.

6.11.38 In essence the development represents a consolidation of the urban fabric to accommodate the increasing pressures on housing supply, ensuring that future generations of Banbury have the opportunity of securing a home within their own community, thereby providing a robust and sustainable settlement for the 21st Century.

6.11.39 It is considered that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location, is supportable from a landscape and visual perspective, and therefore meets the landscape requirements of both national and local planning policy.

Chapter 7: Historic Environment
Land West of White Post Road, Banbury
ENVIRONMENTAL STATEMENT
July 2015

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7.1 INTRODUCTION

7.1.1 This chapter of the ES has been prepared by Archaeological Research Services Ltd on behalf of Gladman Developments Ltd to accompany an outline planning application for residential development on land south-west of Salt Way, Banbury, Oxfordshire.

7.1.2 The baseline information is considered before the likely environmental effects of the proposed development upon cultural heritage resources are identified that may occur during the construction and operation phases of the development. Mitigation measures to reduce any negative environmental effects are identified as appropriate, before the residual environmental effects are assessed.

The Development

7.1.3 Full details of the proposed development are included in ES Chapter 3. In summary the proposals comprise the development of up to 280 residential dwellings with associated access, landscaping and amenity space (7.97 ha) with a total site area of approximately 17.53ha. Access to the development would be from White Post Road.

Scope of Assessment

- 7.1.4 The following sources of information were consulted to inform and update this assessment:
- An archaeological desk-based assessment and heritage statement (Appendix 7.1 and A7.4) both produced by Archaeological Research Services Ltd (ARS Ltd) (Clarke 2013; Park 2014). These assessments produced a detailed study of the archaeological potential of the site and the potential effect the development will have on designated heritage assets within the wider area. Both documents are referred to throughout this chapter.
 - The results of an archaeological geophysical survey (Appendix 7.2) carried out by ARS Ltd in 2014 (HER No. SOX5114).
 - The results of archaeological evaluation trenching (Appendix 7.3) across the proposed development area (PDA) undertaken by Archaeological Research Services Ltd (HER No. SOX 5379).

7.2 POLICY CONTEXT

National Planning Policy

7.2.1 The importance of heritage assets is recognised in legislation as well as national and local policy. Certain monuments and built features that are deemed to be of particular importance are given legal protection through the following legislation.

- The Ancient Monuments and Archaeological Areas Act 1979 (AMAAA);
- The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7.2.2 The key policy affecting how heritage assets should be treated within the planning process is given in the National Planning Policy Framework (NPPF) paras 126-141 (CLG 2012). The most relevant paragraphs of the NPPF to this application are set out below.
- 7.2.3 In section 12 the NPPF addresses conserving and enhancing the historic environment. At paragraph 128 it states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 7.2.4 Paragraph 129 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.2.5 At paragraph 135 it states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.2.6 At paragraph 139 it states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
- 7.2.7 In paragraph 141 amongst other matters it states that planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Local Planning Policy

- 7.2.8 The saved policies of the adopted Cherwell Local Plan (1996) which relate to the historic environment are described below.
- 7.2.9 Policy C23, Paragraph 9.52 states *"The conservation areas have distinct visual characteristics and it is important that these are recognised when proposals or new development are formulated. Formality or*

informality of building line, the methods of boundary enclosure, homogeneity of building materials, local architectural styles and building practice, the importance of undeveloped space within the settlement structure, and the setting of existing buildings, are some of the matters that should be taken into account”.

- 7.2.10 In relation to the setting of monuments and archaeological sites, Policy C25 states *“In considering proposals for development which would affect the site or setting of a Scheduled Ancient Monument, other nationally important archaeological sites and monuments of special local importance, the council will have regard to the desirability of maintaining its overall historic character, including its protection, enhancement and preservation where appropriate”.*
- 7.2.11 Paragraph 9.56 states that *“It must be acknowledged that the character and setting of an archaeological site or monument which may include historic landscapes, parks and gardens may be damaged or even destroyed by certain forms of development. In such cases policy C25 will apply. 9.57 Some ancient monuments are scheduled by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979. The scheduled ancient monuments in this District are listed in Appendix D. In addition to planning permission granted by the District Council, the Secretary of State's consent is required in the form of scheduled monument consent for any development likely to affect the site of a scheduled ancient monument. PPG16 states that “where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation”.* It should be noted, however, that PPG16 is no longer in force and has been replaced in whole by the NPPF.
- 7.2.12 The emerging Cherwell Local Plan was submitted to the Secretary of State for Communities and Local Government for formal examination on January 2014. In June 2014 the Inspector suspended the examination to allow the Council to undertake main modifications in relation to meeting its objectively assessed housing needs over the plan period. The Council has since undertaken modifications along with further public consultation and has re-submitted these to the Inspector in October 2014. The Inspector's Report on Examination of the modified submission has been published and council officers are considering the report. It is intended that it will be presented to Members at meeting of the Council on 20 July 2015 with a recommendation for adoption. The emerging plan contains the following policy (ESD16) concerning the historic environment:

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the district's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

- *Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions*

- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density / development intensity*
- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting*
- *Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette*
- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features*
- *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in*
- *The Manual for Streets should be followed*
- *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*
- *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation*
- *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout*

- *Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)*
- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 18 Green Infrastructure).*
- *Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality*
- *Use locally sourced sustainable materials where possible.*

7.3 ASSESSMENT METHODOLOGY & SIGNIFICANCE CRITERIA

Assessment Methodology

- 7.3.1 The methodology adopted here for assessing predicted changes to the historic environment follows the guidance provided in the Highways Agency's (DfT 2007) Design Manual for Roads and Bridges (DMRB). This methodology was designed for the assessment of impacts resulting from road construction, but it is also a useful approach to the assessment of other development schemes. The original methodology was developed in consultation with the key historic environment stakeholders in the UK, including English Heritage (now Historic England), Historic Scotland, Cadw, The Environment and Heritage Service of Northern Ireland, and the Institute for Archaeologists (now the Chartered Institute for Archaeologists - ClfA). The original methodology has also been adapted for this assessment to take cognisance of the updated national planning policy contained within the National Planning Policy Framework (NPPF) and more recent guidance concerning assessment of significance and impacts to setting (English Heritage 2008; English Heritage 2011).
- 7.3.2 The methodology identifies three cultural heritage 'sub-topics', each with its own assessment methodology: Archaeological Remains, Historic Buildings and Historic Landscape.

Magnitude of Change

- 7.3.3 The scale and magnitude of change to cultural heritage assets can be assessed using the five tier grading system presented below in Tables 1-3.

Table 1: Factors in the Assessment of the Magnitude of Change for Archaeological Remains

Magnitude	Description
Major	<ul style="list-style-type: none"> • Changes to most or all key archaeological elements, such that the resource is totally altered • Comprehensive changes to setting (where this affects the significance of the asset).

Moderate	<ul style="list-style-type: none"> Changes to many key archaeological elements, such that the resource is clearly modified Considerable changes to setting (where this affects the significance of the asset)
Minor	<ul style="list-style-type: none"> Changes to key archaeological elements, such that the asset is slightly altered Slight changes to setting (where this affects the significance of the asset).
Negligible	<ul style="list-style-type: none"> Very minor changes to elements or setting (where this affects the significance of the asset)
No Change	<ul style="list-style-type: none"> No change.

Table 2: Factors in the Assessment of the Magnitude of Change for Historic Buildings

Magnitude	Description
Major	<ul style="list-style-type: none"> Changes to key historic building elements such that the resource is totally altered Comprehensive changes to setting (where this affects the significance of the asset).
Moderate	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to the setting of an historic building, such that it is significantly modified (where this affects the significance of the asset).
Minor	<ul style="list-style-type: none"> Changes to key historic building elements, such that the asset is slightly different Changes to the setting of an historic building, such that it is noticeably changed (where this affects the significance of the asset)
Negligible	<ul style="list-style-type: none"> Slight changes to historic building elements or setting that hardly affect it.
No Change	<ul style="list-style-type: none"> No change to fabric or setting.

Table 3: Factors in the Assessment of the Magnitude of Change for Historic Landscapes

Magnitude	Description
Major	<ul style="list-style-type: none"> Change to most or all key historic landscape elements, parcels or components Extreme visual effects Gross change of noise or change to sound quality Fundamental changes to use or access: Resulting in total change to historic landscape character unit.
Moderate	<ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape

Magnitude	Description
	<ul style="list-style-type: none"> • Noticeable differences in noise or sound quality • Considerable changes to use or access: Resulting in moderate changes to historic landscape character.
Minor	<ul style="list-style-type: none"> • Changes to few key historic landscape elements, parcels or components • slight visual changes to few key aspects of historic landscape • limited changes to noise levels or sound quality • slight changes to use or access: Resulting in limited changes to historic landscape character.
Negligible	<ul style="list-style-type: none"> • Very minor changes to key historic landscape elements, parcels or components • Virtually unchanged visual effects • Very slight changes in noise levels or sound quality • Very slight changes to use or access: Resulting in a very small change to historic landscape character.
No Change	<ul style="list-style-type: none"> • Very minor changes to key historic landscape elements, parcels or components • No visual or audible changes • No changes arising from amenity or community factors.

The Value of Heritage Assets

7.3.4 In order to assess the significance of the different magnitudes of change resulting from the proposed development, the above factors have to be weighed against the value of each cultural heritage asset. This 'value' is broadly equivalent to an asset's significance in NPPF terminology, but the term 'value' has been retained here in order that this is not confused with the significance of effects which is discussed in paragraphs 7.3.6-7.3.7 below. In addition to the DMRB methodology, 'heritage values' were also assessed in accordance with the guidance contained within Conservation Principles (English Heritage 2008). The DMRB tables 4-6 below have also been modified to bring them into accordance with NPPF paragraph 132 which states that heritage assets 'of the highest significance' include scheduled monuments, protected wreck sites, battlefields, grade I and II* Listed Buildings, grade I and II* parks and gardens, as well as World Heritage Sites. Consequently all of these assets have been grouped into the single category of 'high' value rather than 'high' and 'very high' as in DMRB.

7.3.5 Cultural heritage assets can include archaeological sites, historic buildings, and/or historic landscapes, and different criteria are provided in the DMRB guidance for establishing a value for each of these assets, as tabulated in Tables 4-6 below:

Table 4: Factors for Assessing the Value of Archaeological Assets

Value	Criteria
High	<ul style="list-style-type: none"> World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Scheduled Monuments (including proposed sites) Undesignated assets of schedulable quality and importance Assets that can contribute significantly to acknowledged national research objectives
Medium	<ul style="list-style-type: none"> Designated or undesignated assets that contribute to regional research objectives
Low	<ul style="list-style-type: none"> Designated and undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological interest
Unknown	<ul style="list-style-type: none"> The importance of the asset cannot be ascertained

Table 5: Criteria for Establishing Value of Historic Buildings

Value	Criteria
High	<ul style="list-style-type: none"> Standing structures inscribed as of universal importance as World Heritage Sites Other buildings of recognised international importance Scheduled Monuments with standing remains Grade I and Grade II* Listed Buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association Conservation Areas containing very important buildings Undesignated structures of clear national importance
Medium	<ul style="list-style-type: none"> Grade II Listed Buildings Historic unlisted buildings that can be shown to have exceptional qualities in their fabric or historical associations Conservation Areas containing buildings that contribute significantly to its historic character

Value	Criteria
	<ul style="list-style-type: none"> Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including Street furniture and other structures)
Low	<ul style="list-style-type: none"> 'Locally Listed' buildings Historic (unlisted) buildings of modest quality in their fabric or historical association Historic Townscape or built up areas of limited historic integrity in their buildings, or built settings (e.g. including Street furniture and other structures)
Negligible	<ul style="list-style-type: none"> Buildings of no architectural or historical note; buildings of an intrusive character
Unknown	<ul style="list-style-type: none"> Buildings with some hidden (i.e. inaccessible) potential for historical significance

Table 6: Evaluating Historic Landscape Character

Value	Criteria
High	<ul style="list-style-type: none"> World Heritage Sites inscribed for their historic landscape qualities Historic landscapes of international value, whether designated or not Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s) Designated historic landscapes of outstanding interest Undesignated historic landscapes of outstanding interest Undesignated landscapes of high quality and importance, and of demonstrable national value Well preserved historic landscapes, exhibiting considerable coherence, time-depth, or other critical factors
Medium	<ul style="list-style-type: none"> Designated special historic landscapes Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value Averagely well-preserved historic landscapes with reasonable coherence, time-depth, or other critical factor(s)
Low	<ul style="list-style-type: none"> Robust undesignated historic landscapes Historic landscapes with importance to local interest groups Historic landscapes whose sensitivity is limited by poor preservation and/or poor survival of contextual associations
Negligible	<ul style="list-style-type: none"> Landscapes with little or no significant historical interest

Significance Criteria

7.3.6 The ES classifies the effect of the development (both positive and negative impact) using the following measures:

- i. Substantial¹ beneficial
- ii. Moderate² beneficial
- iii. Minor³ beneficial
- iv. Neutral/negligible
- v. Minor³ adverse
- vi. Moderate² adverse
- vii. Substantial¹ adverse

7.3.7 Table 7 below has been adapted from the DMRB 'Significance of Effects' matrix to accord with the terminology described above, and with the definition of 'heritage assets of the highest significance' provided in NPPF (DCLG 2012, 31).

Table 7: Significance of Effects Matrix

VALUE/SENSITIVITY	High	Neutral/ Negligible	Minor	Minor/ Moderate	Moderate/ Substantial	Substantial
	Medium	Neutral/ Negligible	Neutral/ Minor	Minor	Moderate	Moderate/ Substantial
	Low	Neutral/ Negligible	Neutral/ Minor	Neutral/ Minor	Minor	Minor/ Moderate
	Negligible	Neutral/ Negligible	Neutral/ Negligible	Neutral/ Minor	Neutral/ Minor	Minor
	No change	Negligible	Minor	Moderate	Major	
MAGNITUDE OF CHANGE (Beneficial or adverse)						

¹ **Substantial** - considerable effects (by extent, duration or magnitude) or of more than local significance or breaching identified standards or policy.

² **Moderate** - limited effects which may be considered significant.

³ **Minor** - slight, very short or highly localised effects.

7.4 BASELINE CONDITIONS

Archaeological and Historical Background

- 7.4.1 The desk-based assessment (Appendix 7.1) considered the archaeological and historical background of the proposed development area (PDA) together with a wider 1km study area, and elements of this work is drawn on in the discussion which follows.

The Prehistoric and Romano-British Periods

- 7.4.2 The earliest recorded remains in the wider study area beyond the PDA date to the Neolithic period. A Neolithic causewayed enclosure (HER no. MOX4460) has been identified in aerial photographs to the west of the site at Wykham Farm. Two pits (HER no. MOX12816) were also identified in a watching brief within 100m of the enclosure. The earlier pit, from the Early Neolithic period, is believed to have been contemporary with the enclosure, while the later pit dated to the Late Neolithic period. This may be indicative of continued or seasonal occupation of the enclosure throughout the Neolithic period.
- 7.4.3 To the west of the PDA and beyond the concentration of Neolithic activity, a potential Bronze Age curvilinear enclosure (HER no. MOX24691) has been identified in aerial photographs. Also from aerial photographs, two round barrows (HER no. MOX12183) have been identified within 60m of the western edge of the development site, although the crop marks could also represent earlier hengiform monuments or causewayed ring enclosures. Round barrows are often associated with both cremation and inhumation burials.
- 7.4.4 Iron Age activity has been identified in small settlements located to the west (HER no. MOX24118 and ARS no. ARS07) and east (HER no. MOX 23935) of the site. These settlements had an agricultural basis and probably continued in use into the Romano-British period. The dominance of mid to late Iron Age activity may be a result of increased flooding of river valleys at this time (Lang 2010), with abandonment of lower-lying land in favour of more elevated land, such as that in the study area.
- 7.4.5 Romano-British activity within the wider study area is dominated by the presence of Roman Roads: one (NHRE no. 1028401) along the southern edge of the site – approximately along the alignment of Wykham Lane and Weeping Cross, and the other oriented south-west to north-east to the north of the PDA (NHRE no.1035203). Beyond this, Romano-British activity is sparse with a ditch and gully (HER no. MOX23937) recorded 700m to the east of the PDA and a findspot (HER no. MOX4409) in the Sor Brook valley to the south of the site, although the nature of the findspot is uncertain. Beyond the wider study area, a probable villa has been identified 130m to the west of the site, to the south of Wykham Lane (OAU 2001). The pattern for settlement in Roman north Oxfordshire was generally of larger, affluent villas, probably with large estates in their hinterland. They often date to earlier periods than elsewhere in the country (Booth 2010).

The Medieval Period

- 7.4.6 The earliest records for Bodicote are from the early medieval period and indicate that it was a small settlement within the parish of Adderbury. The etymology of Bodicote (Old English meaning 'Boda's shelter) indicates that the settlement originated at this time. Indeed, most place names in the vicinity have an Anglo-Saxon origin (e.g. Banbury, Adderbury, Bloxham). The earliest medieval activity within the wider study area is attested by coarse late Saxon pottery (HER no. MOX4444) found 225m to the south of the PDA and this represents the only known early medieval activity. There is some suggestion that Bodicote was an offshoot of the larger settlements of Adderbury by freemen, as evidenced by differences in their respective organisation (Lobel and Crossley, 1969). It has been shown that early medieval boundaries often used, as reference points, prehistoric barrows (Ford 1984) such as those 60m to the west of the PDA (HER no. MOX12183).
- 7.4.7 Bodicote is mentioned in the Domesday Book (1086) as having three manors tenanted by Walter Giffard, Robert of Tosny and the Count of Evreux. The manors were worth a total of £5, which was a rise of ten shillings on their value in 1066. Twelve households are recorded in the settlement, including two households of villagers, eight households of smallholders and two households of slaves. The estates were reckoned to have land available for 4.5 plough teams, although only three plough teams were extant, suggesting that the land was under-cultivated. Traces of extensive ridge and furrow farming have been located at College Fields, 300m to the east of the site (WYAS 2005, HER no. EOX3097), and in the land between Wykham Farm and the Salt Way, immediately to the west of the site (Cotswold Archaeological Trust 2012, HER no. MOX24118; Cotswold Archaeology 2013, ARS07).
- 7.4.8 The overlordship of Bodicote belonged to William Marshal from 1190 as part of his inheritance from the de Clare family and in 1245 passed to the Earldom of Oxford until 1632. It was tenanted by the Holcot family from 1242 until the early 18th century. In a 1327 assessment, it was recorded that half of the tax contributors for that year paid 2-5 shillings, which gives an impression of a reasonably wealthy community, possibly benefiting from its location 3km from the market town of Banbury and from the rural market at Adderbury (granted in 1218). A sizeable, probably late medieval, building has been suggested 800m to the south-west of the PDA (CBA South Midlands Group 1998, HER No. EOX2811).
- 7.4.9 The Black Death would have arrived in Oxfordshire in 1349 and experienced higher than usual casualties – five per cent of Oxfordshire's settlements were abandoned compared with an English average of 1.5 per cent (Mileson 2010). The resulting drop in population created the opportunity for estate owners to start enclosing their land for the rearing of animals. By 1495, much of Adderbury parish had been turned over to pastoral use. However, the population of Bodicote actually expanded during the 14th century (Lobel and Crossley 1969) and so may have bucked the parish trend for enclosure.
- 7.4.10 The settlement of Bodicote did not possess its own burial ground throughout the medieval period and bodies were taken to Adderbury for burial instead of to the medieval chapel in Bodicote, components of which are still extant at the church of St. John the Baptist (HER No. MOX4423). It is

believed that pall-bearers at funerals would stop at the Weeping Cross (HER No. MOX4406), which stood at the junction of the main roads to Oxford and Buckingham and takes its name from the Old English for way (weg) but this monument has not been extant since the 19th century (Gepp 1924). The site is also adjacent to the Salt Way along its northern boundary, which is believed to have been the main carriageway for the salt trade between Droitwich and London. The veracity of this information is uncertain, however, as the designation of this route appears to owe its existence of the Third Edition of the Ordnance Survey (OS) in 1924 rather than any physical archaeological evidence.

The Post-medieval and Modern Periods

- 7.4.11 The area around the site, from Cropredy in the north (north of Banbury) to Adderbury just south of Bodicote, was strategically important throughout the First English Civil War as it was the location of several crossings of the River Cherwell. During 1643, Adderbury parish was occupied by cavalry under the command of the Earl of Northampton, who raised the siege of the Royalist garrison in Banbury that year. By the autumn of 1644, it had become occupied by Parliamentary troops who had begun to besiege Banbury again (Lobel and Crossley 1969).
- 7.4.12 In 1675, Ogilby's map of the road from Oxford to Ashby-de-la-Zouche showed the land around Bodicote to be 'arable' (sic). However, the development of the weaving industry in Banbury and the plush industry in nearby Shutford would have encouraged the enclosure of land for pastoral use. This occurred in 1768 after the Duke of Argyll had purchased much of the land in the area. Prior to this, Bodicote had been the location of plentiful common pasture (Lobel and Crossley 1969). The opening of the Oxford Canal (1100m to the north-east of the site) in 1790 encouraged the diversification of industry and the export of goods. By 1841, at least 15 families in Bodicote were involved in cloth production industries (Lobel and Crossley 1969). There is also evidence for some degree of mechanisation within the parish as Luddites are recorded as having come from Banbury to smash machinery. Indeed, Bodicote Mill (MOX4396) on the Sor Brook to the south of the PDA was constructed in the late 18th century.
- 7.4.13 The enclosure of the fields also had the effect of significantly moving the alignment of the main roads around the village. The Oxford Road was turnpiked in 1755, which allowed it to maintain its significance whilst the Salt Way continued as a track way. A toll house was located on the Oxford Road (MOX4438). The earliest map available of any detail is Davies' New Map of the County of Oxford from 1797 (Figure 5). This shows the Salt Way, White Post Road and Wykham Lane (none named on the map), as well as 'Wickham Farm' and the extent of Bodicote – narrower east to west than present but forming a linear settlement along the Main Road. It also shows a distinction between extant hedgerow boundaries along the northern (ARS21) and eastern (ARS19) boundaries of the site, and non-hedgerow boundaries; although it is unlikely that all field boundaries are shown.
- 7.4.14 The village of Bodicote experienced a 35% population increase between 1801 and 1831, from 574 to 779 people (Lobel and Crossley 1969). This is represented in the study area by the preponderance

- of post-medieval buildings in the village and beyond that are built of local stone and give the village its character.
- 7.4.15 The First Edition OS map of 1882 (see Appendix 7.1 for historic OS maps) shows the PDA site with hedgerows on all sides, with three hedged internal boundaries. The middle plot of the PDA is shown with its current boundaries and contains two small buildings in its north-east corner, whilst the eastern plot is shown containing open woodland and a tank on its northern boundary. The vicarage is shown just beyond the northern site boundary, with four auxiliary buildings and ordered gardens to the rear. The western plot was divided into larger southern and smaller northern plots. The site was surrounded at this time by agricultural fields in all directions, whilst White Post Road and Wykham Lane are shown as being retained roads and the Salt Way is shown as a track way.
- 7.4.16 The Second Edition OS map of 1900 shows the northern portion of the eastern plot partitioned. The western fields had been united into one large plot and it is shown that they were used as allotments, with a pump located towards the centre of the field. Two small buildings (ARS38) are also shown in the western field. The Third Edition OS map of 1923 noted the Salt Way by name for the first time. A record of field names from 1955 shows the central field named as the 'White Post Ground', whilst the western field was named as 'The Long Ground' in the north and 'Gold Hill' in the south. The fact that the western field had two names suggests that the names date to before the combination of those fields, in other words before 1900. Whilst The Long Ground is named after the shape of the field and the White Post Ground is named after a post-medieval or modern feature, it is not clear what Gold Hill refers to.
- 7.4.17 The 1966 Edition OS map showed that the allotments currently in the south-west corner of the site were extant by this time. Part of the western field had also been subsumed into the central field. Two of the auxiliary buildings around the vicarage had been demolished. The housing estate to the north of the site had been built to within 100m of the site boundary and was completed by 1984, as shown by the OS map of that year. Land to the east and south-east of the site was developed for a school, housing and a recreation ground.
- 7.4.18 By 1989, all buildings on the site had been demolished and by 1993 the current boundary between the central and western fields was reinstated. Bodicote Cricket Club was founded in 2002 on land to the south-east of the PDA and access to the club was provided by an asphalt track along the southern boundary of the eastern plot, within the site boundary. An iron fence was constructed to delineate this land.

Previous Archaeological Investigations within the PDA

- 7.4.19 A significant programme of archaeological assessment and evaluation has been undertaken within the PDA as part of this planning application (see Appendix 7.2 and 7.3) and includes geophysical survey and archaeological evaluation trenching.
- 7.4.20 A geophysical survey was undertaken across the three fields that comprise the PDA, totalling approximately 18 hectares (HER No.SOX5114).

7.4.21 The full report on the geophysical survey is provided in Appendix 7.2. The principal findings of the survey were:

- In the south-west corner of the PDA, a c.150m – 200m linear feature was identified bordering the western extent of three, rectilinear enclosures, in addition to multiple sub-oval and sub-circular anomalies identified in association with these enclosures. These features are thought to be part of a late Iron-Age/Romano-British settlement, possibly a farm complex.
- The possible remains of four circular features were identified within the north-central part of the PDA. Three of these features, c.15m in diameter, were thought to indicate remains of Iron Age roundhouses, with the fourth circular feature measuring c.40m in diameter and thought to date from the Neolithic or Bronze Age.
- Boundary ditches showing evidence for more than one phase of agricultural activity was identified across the entire site. Further evidence for field boundary ditches and possible pits were also recorded.

7.4.22 An extensive programme of evaluation trenching was undertaken within the PDA in 2014 (see full report in Appendix 7.3), comprising 73 trenches which were targeted to investigate and characterise the anomalies identified in the geophysical survey, as illustrated on Figure 1 (Appendix 7.5), as well as to sample 'blank' areas.

7.4.23 The principal findings of the programme of evaluation were:

- An Iron Age settlement in the south-west corner of the PDA. These features confirmed the presence of a mid-late Iron Age pastoral enclosure, which included evidence for a N-S aligned boundary ditch and smaller boundary ditches identified as either stock pens or domestic enclosures. In addition to these ditches, a number of domestic waste pits excavated from within the boundaries of the ditches suggested domestic activity associated with animal husbandry and butchery. The remains associated with this pastoral enclosure are located at an average depth of 0.35m below the current ground surface.
- The smaller, sub-circular ditches in the north-central parts of the PDA were interpreted as Iron Age ring gullies associated with settlement structures. The largest sub-circular feature, thought date from the Neolithic or Bronze Age, provided no definitive evidence to confirm this attribution, as no finds or dating evidence was recovered and the feature had been heavily eroded by agricultural activity.

Designated Heritage Assets

On Site

7.4.24 There are no designated heritage assets within the PDA.

Off-Site

- 7.4.25 There are 39 Listed Buildings within the wider 1km study area, as depicted on Figures 3 and 4 (Appendix 7.5). The Church of St. John the Baptist (NHLE. No. 1277948) is Grade II* Listed. This building is partially visible from the southern boundary of the site. Also partially visible from this area of the site, although outside the study area, are the Churches of St. Mary in Adderbury and Bloxham, both of which are Grade I Listed.
- 7.4.26 The other 35 Listed Buildings that lie within the Bodicote Conservation Area are Grade II Listed. One Grade II Listed Building, Wykham Farmhouse (NHLE No. 1046877), is visible from the western half of the site and five others are partially visible from the southern or eastern boundaries of the site: Old Barn House (NHLE No. 1248679), Old Barn Cottage (NHLE No. 1277817), The Paddocks and curtilage (NHLE Nos. 1248741 and 1277765) and the Lodge to Bodicote House (NHLE No. 1277788).
- 7.4.27 There is one designated Conservation Area within the wider 1km study area. This is the Conservation Area of Bodicote which lies to the south-east of the PDA. At its closest, it lies 130m south of the south-eastern corner of the PDA along White Post Road.
- 7.4.28 There are no Scheduled Monuments, Registered Parks and Gardens, Battlefields, Protected Wrecks or World Heritage Sites within the within the PDA or the wider 1km study area.

Table 8: Listed Buildings within the wider 1km study area

ID	NHLE ID	Name
ARS09	1046877	WYKHAM FARMHOUSE
ARS16	1200199	HORTON GENERAL HOSPITAL, MAIN ENTRANCE BLOCK FRONTING OXFORD ROAD
ARS57	1248370	BRISTOW HOUSE
ARS49	1248383	HERBAL HOUSE
ARS48	1248384	WESTWAY
ARS47	1248385	HOLLY TREE COTTAGE
ARS41	1248386	BAKER'S ARMS PUBLIC HOUSE
ARS43	1248399	HEADSTONE APPROXIMATELY 15 METRES SOUTH EAST OF PORCH OF CHURCH OF ST JOHN THE BAPTIST
ARS37	1248400	HEADSTONE DATED 169? APPROXIMATELY 15 METRES SOUTH OF PORCH OF CHURCH OF ST JOHN THE BAPTIST
ARS35	1248401	ROW OF 3 HEADSTONES APPROXIMATELY 5 METRES SOUTH OF PORCH OF CHURCH OF ST JOHN THE BAPTIST
ARS36	1248674	HEADSTONE TO LEFT OF HEADSTONE DATED 169? APPROXIMATELY 15 METRES SOUTH OF PORCH OF CHURCH ST JOHN THE BAPTIST
ARS59	1248677	DRAYCOT HOUSE
ARS60	1248678	CORNER COTTAGE THATCH STONE
ARS24	1248679	OLD BARN HOUSE
ARS26	1248702	TOWN FURLONG FARMHOUSE
ARS61	1248703	BODICOTE HOUSE
ARS54	1248705	BROWN THATCH
ARS53	1248707	IVY COTTAGE
ARS44	1248721	THE OLD BAKERY
ARS42	1248722	THE CLOSE
ARS46	1248723	THE HERMITAGE
ARS45	1248732	YEW TREE COTTAGE
ARS30	1248733	43, HIGH STREET
ARS31	1248734	17 AND 19, HIGH STREET
ARS33	1248735	REAPER'S COTTAGE
ARS39	1248740	THE OVEN
ARS27	1248741	THE PADDOCKS
ARS23	1249071	BODICOTE MILL

ARS34	1277760	GOOSE COTTAGE
ARS29	1277764	THE OLD FARMHOUSE
ARS28	1277765	WALL TO FRONT AND TO LEFT OF THE PADDOCKS
ARS51	1277788	LODGE TO BODICOTE HOUSE
ARS52	1277795	WALL TO IVY COTTAGE FRONTING HIGH STREET
ARS40	1277796	12, HIGH STREET
ARS58	1277815	WEST HOUSE
ARS56	1277816	FARM PLACE
ARS25	1277817	OLD BARN COTTAGE
ARS55	1277943	GARDEN WALL TO NORTH AND SOUTH OF BRISTOW HOUSE
ARS32	1277948	CHURCH OF ST JOHN THE BAPTIST

Non Designated Heritage Assets

Archaeological Remains

On Site

- 7.4.29 The DBA (Appendix 7.1) identified two archaeological remains within the PDA itself, but subsequent phases of fieldwork including geophysical survey and evaluation trenching identified numerous other dated and undated archaeological features. The numbering of these newly discovered assets (ARS70-72) follows on from the gazetteer provided in the DBA. ARS69 represents the concentration of settlement remains in the south-western area of the PDA which produced a cluster of Mid-Late Iron Age features associated with a stock-farming settlement. ARS70 represents the large ring ditch of possible Early Bronze age or possibly earlier date which produced no dating evidence. ARS71 is the cluster of three ring ditches to the east of the larger ring ditch which produced both Mid-Late Iron Age pottery and Neolithic-Early Bronze Age flint, which are considered most likely to be Iron Age roundhouse drip gullies, although an earlier date cannot be ruled out. ARS72 refers to the numerous features across the remainder of the PDA, including ditches, gullies and pits which are mostly undated, although both Iron Age, post-medieval and modern finds have been recovered from the fills of these features.

Table 9: Archaeological Remains within the PDA

ID	HER/NRHE ID	Description	Period
ARS18	N/A	Two Late 19th Century Buildings Associated with the Vicarage (site of)	Post medieval
ARS20	N/A	Pump (site of)	Post medieval
ARS38	N/A	Two late 19 th century agricultural buildings (sites of)	Post medieval
ARS69	28318	Pastoral enclosures and settlement	Mid-Late Iron age
ARS70	28318	Ring ditch	Early Neolithic-Late Bronze age
ARS71	28318	Ring ditches	Iron Age/Romano-British?
ARS72	28318	Various ditches, gullies, pits and post holes	Undated

Off Site

- 7.4.30 The Desk Based Assessment (Appendix 7.1) identified a total of 15 non-designated archaeological remains within the wider 1km study area beyond the PDA. These are listed in Table 10 below, and their locations are illustrated on Figures 1 and 2 (Appendix 7.5).
- 7.4.31 It should also be noted that the trackway immediately to the north of the PDA is known as 'The Salt Way', and this is named after the salt traders' route between Droitwich and Princes Risborough which is known to have been in existence during the medieval period. The precise course of this historic routeway is not known, and consequently the route of Salt Way is not mapped as an archaeological feature on the Oxfordshire HER or depicted on Figure 1 (Appendix 7.5). Nevertheless, the possibility that the bridleway known as The Salt Way actually follows the line of the medieval routeway cannot be discounted.

Table 10: Archaeological Remains within the wider 1km study area

ID	HER/NRHE ID	HER entry	Period
ARS01	MOX24691	Possible Bronze Age or Iron Age enclosure	Bronze Age/Iron Age
ARS02	MOX24118	Late Iron Age farming settlement and medieval features at Bloxham Road	Late Iron Age
ARS05	MOX4279	Post Medieval Fishpond	Post medieval
ARS06	EOX2811	Wykham Park Farm Fieldwork (Roman pottery scatter identified during fieldwalking)	Roman
ARS08	MOX12816	Neolithic activity near Causewayed Enclosure on Wykham Farm	Neolithic
ARS10	1035203	Jurassic Way - Lincoln to Stamford Section of Prehistoric Route Linking Yorkshire and Somerset. Partly Utilised by Roman Roads	Prehistoric/Roman
ARS11	MOX4460	Neolithic Causewayed Enclosure (Wykham Farm)	Neolithic
ARS13	MOX12183	2 Bronze Age Round Barrows (c.100m N of Broughton/Bodicote Road)	Early Bronze Age
ARS15	MOX4409	Unspecified Roman Remains, Upper Grove Mill	Roman
ARS17	1028401	The Route of a Roman Road Running from Ettingdon to Finmere.	Roman
ARS22	MOX4444	Anglo Saxon Pottery (Clay Close, SW of Paddock Farm)	Early medieval
ARS63	MOX23935	Neolithic to Post Medieval features and LIA-Roman settlement, NW of Cotefield Farm	Neolithic, Late Iron Age, Roman, Post medieval
ARS65	MOX4438	Site of Weeping Cross Gate Toll House	Post medieval
ARS66	MOX4406	Site of Weeping Cross	Post medieval
ARS68	MOX23937	Roman ditch and gullies, College Fields	Roman
The Salt Way	PRN8857	Saxon saltways: Tysoe/Adderbury/Aynho	Medieval

Historic Buildings

On-Site

7.4.32 There are no historic buildings within the PDA.

Off-Site

7.4.33 There are two non-designated historic buildings within the wider 1km study area beyond the PDA. These are illustrated on Figure 3 and listed in Table 11 below:

Table 11: Historic buildings within the wider 1km study area

ID	HER/NRHE ID	Description
ARS12	MOX4395	Upper Grove Mill Upper Grove Mill
ARS50	MOX4408	Wesleyan Methodist Chapel, East Street

Historic Landscape

On-Site

- 7.4.34 The Historic Landscape Characterisation (HLC) for Oxfordshire has yet to be completed, and therefore there are no mapped HLC units for the PDA. Nevertheless, it is possible to gain an understanding of the HLC types within the PDA through historic map regression. It is considered likely that three fields within the PDA are of Parliamentary Enclosure type, with the large western field having undergone boundary loss resulting in it evolving into the Modern Agglomerated Field type. The Parliamentary Enclosure type is considered to be of low value, whilst the Modern Agglomerated Fields are considered to be of negligible value.

Off-Site

- 7.4.35 As the HLC for Oxfordshire is yet to be completed, the historic character of the wider landscape was not assessed.

7.5 POTENTIAL EFFECTS**Introduction**

- 7.5.1 This section provides information on the potential effects on environmental receptors associated with the PDA during the construction phase and the operational phase of the proposed development. The potential effects are discussed before being quantified.
- 7.5.2 The main categories of potential impacts to heritage assets during the construction phase of the development are:
- A - Removal or disturbance of heritage assets during site clearance (e.g. removal of vegetation, fencing, traffic movement, topsoil stripping);
 - B - Removal and compaction of heritage assets during construction and groundworks
 - C - The urbanisation of the landscape
 - D – Removal of historic landscape elements and changes in land use resulting in changes to historic landscape character
 - E – Changes to setting of heritage assets resulting in a potential loss of significance.

During Construction

- 7.5.3 As part of the proposed construction programme there will be significant groundwork impacts across the site. Within those areas of the proposed development area where there will be construction and groundworks, there is the potential for a major adverse effect on the significance of heritage assets due to their destruction, truncation or disturbance (without mitigation).
- 7.5.4 It is proposed to maintain the south-western area of the site as green space which will involve the creation of a cricket pitch, and a children's play area. There is therefore the potential for preservation in situ of the regionally important Iron Age settlement remains that have been identified in this area. Planting is proposed along the western boundary of the PDA, and consequently there will be some impacts to buried archaeological remains where this is proposed.
- 7.5.5 Potential Impacts to the settings of Listed Buildings and Bodicote Conservation Area will occur once the development has been completed, but these effects will also begin to occur during the construction phase of the development. As these effects will potentially be the greatest after completion, these effects are addressed in the section below
- 7.5.6 Tables 12-14 below assesses the magnitude of change that is to be expected for each of the heritage receptors using the criteria outlined in Tables 1-3 above.

Archaeological remains

Table 12: Magnitude of Impact

Receptor	Source of impact	Value of receptor	Magnitude of change (without mitigation)	Significance of effects (without mitigation)
ARS18	A, B	Low	Major adverse	Moderate adverse
ARS20	A, B	Low	Major adverse	Moderate adverse
ARS38	A, B	Low	Major adverse	Moderate adverse
ARS69	A, B,	Medium	Moderate adverse	Moderate adverse
ARS70	A, B	Medium	Major adverse	Substantial adverse
ARS71	A, B	Medium	Major adverse	Substantial adverse
ARS72	A, B	Low-medium	Major Adverse	Moderate-substantial adverse

- 7.5.7 The detailed design for the development is not yet available, and therefore a 'worst case scenario' of major adverse change has been assumed for those assets that are located in areas where housing

is proposed. In reality, it may be that elements of the archaeological remains could be preserved in situ within gardens or other areas of green space.

- 7.5.8 In summary, it is predicted that there will be moderate-substantial adverse effects for archaeological remains during construction in the absence of mitigation.

After Completion

- 7.5.9 After completion, the main impacts are considered to be related to the settings of the Salt Way bridleway which possibly follows a medieval route way, the settings of the designated buildings within Bodicote Conservation Area, and changes to historic landscape character within the PDA.

Archaeological Remains

- 7.5.10 The Salt Way (HER PRN 8857) is a non-designated heritage asset which is listed on the Oxfordshire HER, although its route has not been mapped by the local authority HER due to uncertainty over its course and the lack of any proven evidence for its position near the PDA. It therefore remains unproven that the Salt Way bridleway that skirts the northern boundary of the PDA actually follows the medieval route of the same name. However, even if this is in fact a surviving segment of the course of the medieval trackway, there has been attrition to the rural setting of this section of the route adjacent to the PDA due to the encroachment of development to the north. The visual impact of this development upon the views from this section of the bridleway to the south would experience change as a result of the proposed development from a current mixed rural vista to a more urbanised one resulting in a minor adverse change to the setting of an uncertain and disputed segment of the course of the Salt Way.
- 7.5.11 It is difficult to quantify the magnitude of change to this possible heritage asset as it is difficult to assess the significance of this non-designated heritage asset, and also how much of the medieval routeway is fossilized in the historic landscape along its course, but as the change to its setting would be limited to a short length of this bridleway and in one direction only, it is considered that at worst, this would be a minor adverse impact to a non-designated heritage asset.

Table 13: Magnitude of Impact for archaeological remains

Receptor	Source of impact	Value of receptor	Magnitude of change (without mitigation)	Significance of effects (without mitigation)
The Salt Way	E	Medium	Minor adverse	Minor adverse

Historic Buildings

7.5.12 The DBA (Appendix 7.1) and Heritage Statement (Appendix 7.4) identified that only the settings of two Listed Buildings within Bodicote Conservation Area and two outside of it may be adversely affected by the proposed development, as detailed in Table 14 below:

Table 14: Magnitude of Impact for historic buildings

Receptor	Asset	Source of impact	Value of receptor	Magnitude of change (without mitigation)	Significance of effects (without mitigation)
ARS09	Wykham Farmhouse	E	Medium	Negligible adverse	Minor adverse
ARS32	Church of St. John the Baptist	E	High	Negligible adverse	Minor adverse
ARS51	Lodge to Bodicote Farm	E	Medium	Negligible adverse	Minor adverse
ARS54	Brown Thatch	E	Medium	Negligible adverse	Minor adverse

7.5.13 It was concluded in the Heritage Statement in Appendix 7.4 that there would be, at worst, a negligible adverse magnitude of change to each of the Listed Buildings as a result of the proposed development, whilst overall, there would be a minor adverse change to the Bodicote Conservation Area.

7.5.14 In summary, it is predicted that there will be minor adverse effects for historic buildings after completion in the absence of mitigation.

Historic Landscape

Table 15: Magnitude of Impact for the historic landscape

Receptor	Source of impact	Value of receptor	Magnitude of change (without mitigation)	Significance of effects (without mitigation)
Parliamentary Enclosure Fields	C,D	Negligible	Moderate adverse	Minor adverse
Modern Agglomerated Fields	C,D	Low	Moderate adverse	Neutral

7.5.15 Both the large Modern Agglomerated Field at the western side of the PDA and the Parliamentary Enclosure Fields to the east will retain areas of green space as part of the development proposals, and it is proposed to retain the historically important hedgerows that survive along the northern and eastern boundaries of the PDA, and it is concluded that the development proposals would result in what are considered to be moderate adverse impacts to historic landscape character.

- 7.5.16 In summary, it is predicted that there will be minor adverse effects for the historic landscape after completion in the absence of mitigation.

7.6 MITIGATION MEASURES

Introduction

- 7.6.1 This section provides recommendations for mitigation measures for the development site to off-set the effects on each of the historic environment receptors.

During Construction

- 7.6.2 As previous phases of fieldwork have highlighted that there is high potential for archaeological remains to be encountered across the PDA it is proposed that prior to the commencement of the construction phase, a 'strip, map and sample' should be undertaken across areas of the PDA where there is the potential for impacts to below-ground archaeology. This fieldwork will be undertaken in close consultation with the Oxfordshire Planning Archaeologist, and to a methodology detailed in an agreed Written Scheme of Investigation that will be required by a reasonable planning condition.
- 7.6.3 It is proposed that much of the known prehistoric settlement remains of regional importance which are known to be present within the south-western area of the PDA will be preserved in situ beneath a cricket pitch. Those areas along the western boundary of the PDA where new planting is proposed would be subjected to 'strip, map and sample' excavation prior to the planting taking place, as well as any other areas of ground disturbance, such as the proposed play area'.
- 7.6.4 These measures will ensure that the impacts associated with the archaeological interests on the site will be minimised.
- 7.6.5 As part of the contextual analysis, constraints and identification of mitigation measures when formulating these proposals, the location of the built development has been located on the northern half of the site for a number of reasons, including maintaining a sufficient distance to the Bodicote Conservation Area and the Listed Buildings in Bodicote. This also allows the southern part of the site to be used for recreation purposes that do not impact upon these assets.

After Completion

- 7.6.6 The programme of mitigation will include provision for the satisfactory reporting, archiving and dissemination of all archaeological work undertaken as part of the development. This will be undertaken in consultation with the local authority's Planning Archaeologist and the opportunity to disseminate previously unpublished fieldwork conducted on the site can be seen as a significant additional benefit for the current proposed programme.
- 7.6.7 A rigorous, targeted and question-led approach to the archaeological recording and dissemination is in line with NPPF paragraph 141 which states that local authorities '*should require developers to*

record and advance understanding of the significance of heritage assets to be lost...and to make this evidence publicly accessible' (CLG 2012, 32).

7.6.8 It is also proposed to set back the development along the northern boundary of the site and provide planting which would help to screen and filter views of the development from the Salt Way and help reduce the urbanising effect once the trees have matured.

7.6.9 In respect to the Salt Way, and in common with the proposals for the site to the west, a series of information boards recording the historic use of the Salt Way and any matters arising or finds following the additional archaeological investigations, can enhance public understanding and appreciation of these assets. These will reduce the residual significance of effect.

7.6.10 The design principles identified with the LVIA include:

"The provision of a substantial area of undeveloped space within the southern section of the scheme will reduce the visual impact in long distance views from the south. This zone will comprise green infrastructure in the form of a cricket pitch oval relating to the adjacent land use and an informal neighbourhood park area providing a community focus for the surrounding new residential properties. The parkland setting will promote a village green style character with wide open amenity green space punctuated by groups of specimen parkland trees, along with a children's play area. To the south of this parkland area there will be a naturalistically designed attenuation basin framed by woodland blocks.

An extensive area of undeveloped space within the eastern section of the scheme will help prevent coalescence of the two urban centres and promote the distinctiveness of the Bodicote village. This zone will comprise green infrastructure in the form of a more formal parkland setting incorporating a recreational ground character thereby relating to the adjacent land use. A youth games court will be provided adjacent the existing recreational ground and a small parking facility will promote the green space as a community amenity."

7.6.11 The commitments to Green Infrastructure/Landscape mitigation identified within the DAS include:

"The setting of Bodicote Conservation Area, with its rural feel would largely be maintained due to the retention of the key views across fields and open land to the south and west as well as the retention of the cricket ground and recreation ground which would maintain open space between Bodicote and Banbury.

"The proposed landscape structure seeks to complement and enhance the site boundaries, reinforcing the existing vegetation that is to be retained to form a robust green edge to the application site. Native tree, shrub and hedge planting will be incorporated to the site boundaries maintaining the degree of containment afforded to the site. The Landscape & Visual Impact Assessment prepared by Aspect Landscape Planning Ltd identifies a number of key landscape principles which have been promoted as part of the development proposals, these include:

- *Retention of existing vegetation structures around the site with margins of open space to maintain ecological connectivity around the site;*

- *Provision of a suitable landscape buffer in the eastern and southern site area to prevent the coalescence of Banbury and Bodicote;*
- *Creation of an appropriate green infrastructure, in order to create an attractive and appropriate development setting;*
- *Provision of public open space on the southern site boundary to create a softened transition between the proposed built form and the wider countryside setting;*
- *Enhancement of the northern and western site boundaries to provide an appropriate development setback from the Salt Way and heritage assets;*
- *Reinforcement of the landscape structures on boundaries that abut existing built form to the north through native tree and hedge planting, helping to create an appropriate green edge to the development and to filter views from existing residential properties;*
- *Creation of ecologically valuable corridors to existing and proposed field boundaries through creation of species rich margins and woodland edge, where appropriate;*
- *Tree planting within the residential area to break up the appearance of urban development, and within areas of proposed open space to increase level of tree cover generally within the site;*
- *Provision of extensive Public Open Space to the south of the application site offering opportunities for wildflower grassland, tree belts and marginal planting;*
- *Creation of a new footpath and seek opportunities to link the site with the wider footpath and cycle network where possible*

7.7 RESIDUAL EFFECTS

7.7.1 Table 16 overleaf outlines the predicted residual effects that would result from the proposed development, with the above mitigation in place.

Table 16: The significance of residual effects

Temporal Phase	Receptor	Significance of Receptor	Magnitude of Impact	Significance of Effects
During construction	ARS18	Low	Major adverse	Minor adverse
During construction	ARS20	Low	Major adverse	Minor adverse
During construction	ARS38	Low	Major	Minor adverse
During construction	ARS69	Medium	Moderate adverse	Moderate adverse
During construction	ARS70	Medium	Major adverse	Moderate adverse
During construction	ARS71	Medium	Major adverse	Moderate adverse
During construction	ARS72	Low-Medium	Major adverse	Minor-Moderate adverse
During construction/ After completion	ARS09 (Listed Building)	Medium	Negligible adverse	Minor adverse Neutral/Minor Adverse
During construction/ After completion	ARS32 (Listed Building)	High	Negligible adverse	Minor adverse Neutral/Minor Adverse
During construction/ After completion	ARS54 (Listed Building)	Medium	Negligible adverse	Minor adverse Neutral/Minor Adverse
During construction/ After completion	ARS51 (Listed Building)	Medium	Negligible adverse	Minor adverse
During construction/ After completion	Bodicote Conservation Area	Medium	Minor adverse Negligible/Minor Adverse	Minor adverse Neutral/Minor Adverse
During construction/ After completion	Parliamentary Enclosure Fields	Low	Moderate adverse	Minor adverse
During construction/ After completion	Modern Agglomerated Fields	Negligible	Moderate adverse	Neutral
During construction/ After completion	The Salt Way bridleway (Non-Designated Heritage Asset)	Medium	Minor adverse Minor/Negligible Adverse	Minor adverse Minor/Neutral Adverse

7.8 SUMMARY & CONCLUSIONS

- 7.8.1 The Master Plan has been designed to respect the setting of nearby heritage assets and to effectively reduce the visual effects upon the historic resource.
- 7.8.2 During the construction phase of the development there will be moderate adverse effects upon three known archaeological remains of local importance, and a substantial adverse effect upon prehistoric remains of regional importance. In mitigation, the detailed archaeological recording of any assets physically impacted upon by the proposed development and the dissemination of any advances in archaeological understanding has the potential to provide information that could contribute to regional research objectives and public benefit. It is also proposed to secure the preservation of a considerable and, previously unknown, area of Iron Age archaeological remains in situ beneath a cricket pitch. With this mitigation in place, it is considered that the significance of the effects will be reduced to moderate adverse for archaeological remains.
- 7.8.3 There would be limited minor adverse effects to the settings of three Grade II Listed Buildings, one Grade II* Listed Building and the Bodicote Conservation Area. These effects would begin to occur during the construction phase and be at their greatest after completion. Nevertheless, once planting has matured, these impacts would be reduced to minor/neutral adverse.
- 7.8.4 The positive benefits of the provision of information boards to record, explain and increase the level of public awareness of the Salt Way and the landscape buffer will both serve to reduce the residual significance of effect to minor/negligible adverse on this non-designated heritage asset.

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Chapter 8: Traffic and Transport (The Project)
Land West of White Post Road, Banbury
ENVIRONMENTAL STATEMENT
July 2015

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8.1 INTRODUCTION

- 8.1.1 This chapter describes the impacts on transport and movement that are predicted from the proposed residential development on land west of White Post Road (henceforth referred to as the Project).
- 8.1.2 A Transport Assessment (TA) and Travel Plan (TP) have been prepared by Ashley Helme Associates (AHA) and accompany the OPA submitted to Cherwell District Council (CDC). The TA and TP will be reviewed by officer at Oxfordshire County Council (OCC), which is the highway authority. The TA and TP are appended in ES Volume 2, Appendix A8.
- 8.1.3 The Project will generate additional travel demands by all modes of transport. The TA (ES Vol 2, Appendix 8.1) assesses the ability of the existing transport infrastructure to accommodate these additional travel demands. The starting point for assessment is to establish baseline conditions, i.e. the conditions that will prevail if the Project does not proceed. The transport impact of the Project is established by comparison of the baseline conditions with those predicted when the Project becomes operational.
- 8.1.4 This chapter (and the TA) concentrates largely on peak hour conditions when transport networks generally experience the greatest traffic demands.

8.2 METHODOLOGY

Significance Criteria

- 8.2.1 The nature of each residual transportation impact has been established, the significance of each impact is assessed as:
- Beneficial - Meaning that they produce environmental benefits in transportation terms, i.e. where overall traffic flows or percentage HGV decrease, where the performance of the local highway network is predicted to improve or there are improved facilities for pedestrians, cyclists or public transport users.
 - Negligible - Meaning that changes are too small to meaningfully measure.
 - Adverse - Meaning that they produce environmental dis-benefits in transportation terms, i.e. where overall traffic flows or percentage HGV increase, where the performance of the local highway network is predicted to decline or there are reductions in facilities for pedestrians, cyclists or public transport users.
- 8.2.2 Beneficial and adverse effects are further characterised as:
- Slight - Slight very short or highly localised changes of no significance.
 - Moderate - Limited change by extent, duration or magnitude which may be considered significant.
 - Substantial - Considerable change by extent, duration or magnitude of more than local significance or in breach of recognised acceptability, legislation, policy or standards.

8.2.3 The effects are either long or short term, typically with the effects of construction traffic deemed short term and those associated with the operational stages of the proposed development as long term.

Assessment Scenarios

8.2.4 2013 & 2015 are adopted as the baseline years for this assessment. The AHA TA (ES Vol 2, Appendix 8.1) includes assessment of the impact of the Project generated traffic on the study network of junctions for a future year of 2025. OCC highways officers have also requested that testing be undertaken for the situation in which there is a link road connection between White Post Road and Bloxham Road (as depicted in the supporting application material) and all of the Banbury 17 allocation sites come forward. This test is referred to herein as the OCC Sensitivity Test and further details of this are provided later in this chapter.

8.2.5 The computer programme ARCADY has been used to analyse and predict the performance of the roundabout study junctions. PICADY has been used to analyse priority controlled junctions and LINSIG has been used for traffic signal analysis.

Baseline Data Collection

8.2.6 The starting point of the assessment is to establish baseline transport conditions for all modes of travel. This requires the collection/gathering of a range data set out herein.

Data Sources

8.2.7 Traffic surveys were undertaken by AHA in 2013 & 2015 to establish the AM & PM peak hour traffic flows on the local study network.

8.2.8 Accident data for the study network, covering the period 01 January 2012 to 31 April 2015, were purchased from OCC.

8.2.9 Digital plan data were obtained from Ordnance Survey.

8.2.10 Neighbourhood statistics were derived from an interrogation of 2011 Census data.

8.2.11 Estimates of the Project generated traffic were derived from an interrogation of the TRICS database.

Highway Audit

8.2.12 AHA has undertaken an audit of the existing highway arrangements for the study network. A summary of the audit is presented in AHA TA (ES Vol 2, Appendix 8.1) and includes the following information:

- Road markings,
- Waiting restrictions,
- Traffic sign audit,
- Geometry for study junctions.

Pedestrian Accessibility Audit

- 8.2.13 Figure 4 of the AHA TA (ES Vol 2, Appendix 8.1) presents the existing Public Rights of Way (PROW) near to the Project. This shows that there is a restricted byway along the northern boundary of the Project, and a bridleway close to the western Project site boundary. There are a number of footpaths connecting the restricted byway to the residential area to the north of the Project.
- 8.2.14 There is an existing footpath within the Project Site between the restricted byway and Wykham Lane. This will be maintained and improved as part of the proposed development. Improvements may include, for example, a sealed surface, street lighting etc. The on-site layout will be subject of a reserved matters application.
- 8.2.15 Figure 4 the AHA TA (ES Vol 2, Appendix 8.1) shows that there is an extensive network of PROW in the vicinity of the Project providing convenient pedestrian routes to a range of local amenities.

Cycle Accessibility Audit

- 8.2.16 Figure 6 of the AHA TA (ES Vol 2, Appendix 8.1) indicates formally identified cycle routes in the locale of the Project Site. These include:
- National Cycle Network Route 5 (NCN 5): Reading to Holyhead via Oxford,
 - A local signed on-road route linking the Project and NCN 5 to Banbury Rail Station.

Public Transport

- 8.2.17 Public transport travel to/from the Project is available by bus and rail. Baseline public transport accessibility has been established with reference to the following documents produced by the Chartered Institution of Highways & Transportation:
- Planning for Public Transport in Development, and
 - Providing for Journeys on Foot.

Bus

- 8.2.18 An audit of all bus stops within a 5 and 10 minute walk of the Project has been undertaken. A review of services calling at these stops has been undertaken to establish routes and frequency of service.

Rail

- 8.2.19 The Project site lies circa 2.5km from Banbury Rail Station. An audit of timetable information has been undertaken to establish service frequency, route and stations on-route.

8.3 PLANNING POLICY CONTEXT

8.3.1 A general thrust of current national and local policies is to promote and deliver sustainable transport objectives. This Chapter, in considering transportation effects, has paid due regard to the range of policy documents and considerations, including:

National Planning Policy Framework (NPPF), March 2012;

Planning Practice Guidance (PPG), March 2014;

The Cherwell Local Plan 2011 - 2031;

Cherwell Local Plan, 1996;

Oxfordshire Local Transport Plan 2011-2030

Draft Local Transport Plan 4 2015.

8.3.2 A more detailed review of these documents is undertaken in Chapter 2 of the AHA TA (ES Volume 2, Appendix A8.1) and in Chapter 4 of this ES.

8.4 BASELINE CONDITIONS

Local Highway Network

8.4.1 The identified TA study network of junctions is agreed with the highway authority and comprises:

SJ1	Site Access/White Post Road	
SJ2	Bankside/ Oxford Rd N'bound Slips/White Post Rd/Sycamore Drive	roundabout
SJ2A	Oxford Road/Northbound Slips	priority
SJ3	Oxford Road On & Off Slips/Bankside	priority/r'bout
SJ3A	Oxford Road/Southbound Slips	priority
SJ4	Broad Gap/Oxford Road/Canal Road	priority
SJ5	Weeping Cross/Oxford Road	traffic signals
SJ6	Broad Gap/High Street	priority
SJ7	Wykham Lane/White Post Road/High Street	priority
SJ8	Hightown Road/Oxford Road/Horton View	traffic signals
SJ9	Upper Windsor Street/Oxford Road	traffic signals
SJ10	Bloxham Road/South Bar Street/Oxford Road	traffic signals
SJ11	High Street/South Bar Street/ West Bar Street/Horse Fair	roundabout
SJ12	Castle Street/North Bar Street/Warwick Road/Southam Road	traffic signals
SJ13	Swan Close Road/Upper Windsor Street	traffic signals
SJ14	Bridge Street/Windsor Street/Cherwell Street	traffic signals
SJ15	Cherwell Street/Hennef Way	roundabout.

8.4.2 A detailed description of the local highway network is set out in Chapter 3 of the AHA TA (ES Vol 2, Appendix 8.1).

Traffic Counts

8.4.3 The traffic count surveys were undertaken at the TA Study Junctions as follows:

- SJ 2 - 3: 11 September 2013,
- SJ4-8 & SJ13-15: 21 May 2015,
- SJ9 – SJ12 11 July 2013.
-

8.4.4 The identified peak hours for the study network of junctions are:

- AM 0800-0900,
- PM 1645-1745.

Traffic Flows

8.4.5 Table C8.1 presents the estimates of Annual Average Daily Traffic (AADT) flows for the count years (2013 & 2015) on the study network of roads.

Link		2-Way AADT Traffic Flow (Vehicles)
Name	Location	
Site Access	SJ1	-
White Post Road	SJ1 (North arm)	7497
White Post Road	SJ1 (South arm)	7497
Sycamore Drive	SJ2 (North arm)	4732
Bankside	SJ2 (East arm)	9377
Northbound slips	SJ2 (South arm)	3785
Bankside	SJ2 (West arm)	7497
Southbound slips	SJ3 (North arm)	4609
Bankside	SJ3 (East arm)	10496
College Fields Dev	SJ3 (South arm)	-
Bankside	SJ3 (West arm)	9525
Oxford Road	SJ4 (North arm)	21864
Canal Lane	SJ4 (East arm)	147
Oxford Road	SJ4 (South arm)	22442
Broad Gap	SJ4 (West arm)	2237
Oxford Road	SJ5 (North arm)	21962

Link		2-Way AADT Traffic Flow (Vehicles)
Name	Location	
College Fields Dev	SJ5 (East arm)	-
Oxford Road	SJ5 (South arm)	21667
Weeping Cross	SJ5 (West arm)	2630
High Street	SJ6(North arm)	4117
Broad Gap	SJ6(East arm)	1880
High Street	SJ6 (South arm)	2605
White Post Road	SJ7 (North arm)	4596
High Street	SJ7 (South arm)	4117
Wykham Lane	SJ7 (West arm)	4560
Oxford Road	SJ8 (North arm)	19799
Hightown Road	SJ8 (East arm)	6907
Oxford Road	SJ8 (South arm)	21888
Horton View	SJ8 (West arm)	6415
Oxford Road	SJ9 (North arm)	16850
Upper Windsor Street	SJ9 (East arm)	9279
Oxford Road	SJ9 (South arm)	19222
Oxford Road	SJ10 (North arm)	17206
Oxford Road	SJ10 (South arm)	16383
Bloxham Road	SJ10 (West arm)	12007
Horse Fair	SJ11 (North arm)	19148
High Street	SJ11 (East arm)	8972
South Bar Street	SJ11 (South arm)	15817
West Bar Street	SJ11(West arm)	9279
Southam Road	SJ12 (North arm)	11835
Castle Street	SJ12 (East arm)	8984
North Bar Street	SJ12 (South arm)	19934
Warwick Road	SJ12(West arm)	11086
Cherwell Street	SJ13 (east Arm)	21815
Swan Close Road	SJ13 (South arm)	14306
Upper Windsor Street	SJ13 (west arm)	10115
Concord Avenue	SJ14 (North arm)	25403
Bridge Street	SJ14 (East arm)	3183

Link		2-Way AADT Traffic Flow (Vehicles)
Name	Location	
Cherwell Street	SJ14 (South arm)	19811
Bridge Street	SJ14(West arm)	15805
Unnamed Road	SJ15 (North arm)	1549
Hennef Way	SJ15 (East arm)	52724
Concord Avenue	SJ15 (South arm)	22650
Hennef Way	SJ15(West arm)	40323

Table C8.1: Baseline Traffic, 2013 & 2015, AADT

Highway Safety

8.4.6 The AHA TA (ES Vol 2, Appendix 8.1) includes a review of accidents occurring in the vicinity of the Project in the period covering 01 January 2012 to 31 April 2015. The data cover 3 years and 4 months and was provided to AHA by OCC in this format. There are a total of 41 recorded accidents on the study network, as follows:

- White Post Road (near Project): 1 accident,
- SJ2: 1 accident,
- SJ2A: 0 accidents,
- SJ3: 0 accidents,
- SJ3A: 0 accidents,
- SJ4: 1 accident,
- SJ5: 2 accidents,
- SJ6: 0 accidents,
- SJ7: 0 accidents,
- SJ8: 3 accidents,
- SJ9: 2 accidents,
- SJ10: 4 accidents,
- SJ11: 7 accidents,
- SJ12: 1 accident,
- SJ13: 1 accident,
- SJ14: 6 accidents,
- SJ15: 12 accidents.

Pedestrians

8.4.7 The AHA TA (ES Vol 2, Appendix 8.1) establishes the 800m and 2km walk isochrones for the Project Site, reflecting typically 10 and 25 minute journeys. Review of Figure 3 in the TA highlights that there are a number of local facilities accessible to residents of the proposed development within 800m of the Project Site. These include:

- Nursery,
- Primary school,
- Convenience store,
- Community centre,
- Playgrounds/public open space,
- Cricket club,
- Salons,
- Public house,
- Church,
- Employment (Cherwell District Council),
- Allotments,
- Bus stops.

8.4.8 Within about 1200m (typically a 15 minute walk) there are a number of additional facilities, including:

- Secondary school/sixth form,
- Convenience Store,
- Supermarket,
- Post Office,
- Bank/ATM,
- Dentist, Pharmacy & Optician,
- Restaurants/takeaways.

8.4.9 Figure 3 in the TA demonstrates that there is a substantial range of amenities within 2000m of the Project Site. The edge of Banbury town centre is within 2000m of the Project and Horton Hospital provides a substantial employment destination within 2000m of the Project.

8.4.10 It is proposed that the Project takes access onto White Post Road. There is footway on both sides of White Post Road and the proposed access includes provision for a continuation of the footway into the Project Site. The northern side of the Site access makes provision for a 3.0m wide shared footway/cycleway.

8.4.11 Additional pedestrian accesses are proposed to/from Salt Way and Wykham Lane.

Cycle

8.4.12 The AHA TA (ES Vol 2, Appendix 8.1) establishes the 2km and 5km cycle isochrones for the Project Site, reflecting typically 10 and 25 minute journeys. Review of Figure 5 in the TA highlights that all of the built-up area of Banbury is within 5km of the Project. Additionally, all of Twyford, Adderbury, Broughton, North Newington, and most of Bloxham are accessible to Project Site residents by cycle.

8.4.13 Figure 6 of the AHA TA (ES Vol 2, Appendix 8.1) indicates formally identified cycle routes in the locale of the Project Site. These include:

- National Cycle Network Route 5 (NCN 5): Reading to Holyhead via Oxford,
- A local signed on-road route linking the Project and NCN 5 to Banbury Rail Station.

8.4.14 It is proposed that the Project takes access onto White Post Road. There is footway on both sides of White Post Road and the proposed access includes provision for a continuation of the footway into the Project. The northern side of the Project access makes provision for a 3.0m wide shared footway/cycleway.

8.4.15 Additional pedestrian/cycle accesses are proposed to/from Salt Way and Wykham Lane.

Public Transport

8.4.16 The practical options for public transport travel to/from the Project are by bus and rail.

Buses

8.4.17 An audit of bus stops within a 5 and 10 minute walk of the Project has been undertaken and this is reported in the AHA TA (ES Vol 2, Appendix 8.1). The closest bus stops to the Project are on Sycamore Drive, within 400m. There are additional bus stops on White Post Road that are circa 500m from the centre of the Project. The bus stop on the southern side of Sycamore Drive closest to SJ2 has a shelter. All other bus stops on Sycamore Drive and White Post Road comprise a 'flag and pole'.

8.4.18 An audit of the existing network of bus routes for services that call at bus stops near to the Project has been undertaken and is reported in the AHA TA (ES Vol 2, Appendix 8.1). The B1 service calls within 400m of the Project. The B1 operates at a 30 minute frequency, Monday – Saturday. The journey time between Sycamore Drive and Banbury bus station is 12-13 minutes. The earliest weekday departure from Sycamore Drive is 0702, and the latest weekday arrival at Sycamore Drive is at 1822.

8.4.19 The B2 service calls on White Post Road, circa 500m from the Project, and operates on the same frequency as the B1 service. There are additional services calling on A4260 within 800m of the Project. In a typical weekday situation there are circa 8 buses per hour calling within 800m of the Project, taking into account buses travelling in both directions along the road. Destinations include, among others, Banbury town centre, Bodicote, Easington, Oxford, Kings Sutton, Aynho, Evenly, Croughton, and Brackley.

8.4.20 All services calling within 800m of the Project also call at Banbury bus station, which is within 400m of Banbury Rail station. This provides opportunity for onward journeys by public transport to an extensive range of destinations.

Rail

8.4.21 Banbury Rail Station is circa 2.5km from the Project. This provides opportunity for residents to travel by rail, with the journey between the rail station and the Project by cycle or bus. Cycle storage is provided at the station, and all bus services calling close to the Project call within 400m of the rail station. Additionally, there are 795 car park spaces provided at the station. There are mobility impaired spaces available free of charge for blue badge holders.

8.4.22 The main services calling at Banbury Rail Station comprise:

OPERATOR	PRINCIPAL ROUTE	TYPICAL WEEKDAY FREQUENCY (mins)
Chiltern Railways	London – Birmingham	30
Cross Country	Manchester - Bournemouth	60
Cross Country	Newcastle – Reading	60

8.4.23 Additionally, there are a number of less frequent services calling at Banbury, operated by Chiltern Railways and First Great Western. Typically, there are circa 10-11 services per hour calling at Banbury Station.

8.4.24 Services calling at Banbury provide frequent direct trains to a wide range of destinations including, among others, London, Birmingham, Manchester, Leeds, Sheffield, Newcastle, Southampton, Bournemouth, Coventry, Stoke-on-Trent, Derby, Doncaster and York.

8.4.25 Banbury rail station provides opportunity for residents undertake regular journeys (eg for work) to a wide range of destinations. Journey times between Banbury and key destinations that may be suitable for daily commuting are:

DESTINATION	APPROXIMATE JOURNEY TIME (mins)
Bicester	14
Leamington Spa	17
Oxford	21
Warwick	22
High Wycombe	32
Reading	45
Birmingham	53
London Marylebone	54 – 64

8.4.26 It is demonstrated that there is excellent opportunity for residents of the Project to undertake journeys by rail to an extensive range of destinations.

8.5 POTENTIAL EFFECTS

8.5.1 The potential transport-related impacts from the Project are:

- Effects of traffic movements generated by the proposed development on the local road network (long term),
- Effects of new infrastructure provision for the Site access,
- Effects of traffic movements on highway safety,
- Provisions for sustainable travel,
- Effects of traffic movements generated on the local highway network during construction (short term).

8.6 ASSESSMENT OF EFFECTS

Construction Effects

8.6.1 The overall construction period is expected to last up to circa 5 years and during this period the Project will generate traffic movements associated with construction. The main vehicle movements will be associated with:

- Workers, consultants, supervising staff and inspectors (likely to be by car), and
- Plant delivery/removal, materials delivery and waste removal (likely to be by HGV)

8.6.2 During the construction period, it is estimated there will be an average of circa 130 FTE workers per annum on Site. The amount of construction workers on site at any given time may fluctuate depending on the stage of construction and also the number of developers present on Site. On the basis that two-thirds of the workers drive to the Site then this may generate circa 86 vehicle arrivals and circa 86 vehicle departures. It is predicted that Site operations may generate circa 15-25 movements per day during the busiest period of construction. Thus, the total estimated daily 2-way traffic, during the construction period, is 197 vehicles. The daily two-way traffic on White Post Road is 7,497 vehicles. Thus, construction traffic is likely to increase traffic flows on the surrounding network by circa 2.6%, a slight adverse effect.

8.6.3 The traffic generated by the Project when operational as a residential development is estimated to be higher than the construction stage.

Operational Effects

8.6.4 The AHA TA (ES Vol 2, Appendix 8.1) sets out the methodology for estimating the traffic generated by the Project. Table C8.2 summarises the estimates of development generated traffic for the AM & PM peak hours and the daily flows based on the TA trip rates.

Time Period	ARR	DEP	2-WAY
AM Peak Hour	44	123	167
PM Peak Hour	115	69	184
Daily	946	980	1926

Table C8.2: Project Generated Traffic, AM & PM Peak Hours and Daily

Assessment Traffic Flows

- 8.6.5 The traffic flows that are adopted for assessment are the Base and With Project flows.
- 8.6.6 The 'Base' situation represents the traffic flows on the TA study network with the full implementation (and occupation) of all of the committed developments (refer 9.6.7). This provides the proper context in which to assess the traffic impact of the Project.
- 8.6.7 The 'With Project' situation represents the 'Base' traffic flows and the addition of the traffic generated by the Project.
- 8.6.8 The Project forms part of wider area that is allocated for residential development in the Council's Submission Local Plan. The Project, together with other sites to the west, are known collectively as the Banbury 17 Allocation sites. There are 3no sites within the Banbury 17 allocation that are centred on Bloxham Road. These are:
- Wykham Park Farm,
 - Land to the east of Bloxham Road, and
 - Land to the west of Bloxham Road.
- 8.6.9 In the event that the internal road network within the proposed scheme is linked with the road network within the Wykham Park Farm scheme then this would form a road connection between Bloxham Road and White Post Road. In such a situation, traffic generated by the Banbury 17 sites to the west of the application scheme with origins/destinations to the east, may elect to use the Site Access/White Post Road junction.
- 8.6.10 The AHA TA (ES Vol 2, Appendix 8.1) sets out investigations into the feasibility of introducing a roundabout junction on White Post Road to serve the proposed development and other Banbury 17 sites. Drg 1361/12/A of the AHA TA (ES Vol 2, Appendix 8.1) presents an indicative roundabout junction.
- 8.6.11 OCC highways officers have requested that testing be undertaken for the situation in which there is a link road connection between White Post Road and Bloxham Road and all of the Banbury 17 Allocation sites come forward. This test is referred to as the OCC Sensitivity Test.
- 8.6.12 Table C8.3 presents the estimated 2025 Base, With Project and With Project + OCC Sensitivity Test AADT traffic flows for the study network of roads.

Link		Annual Average Daily Traffic (AADT)		
Name	Location	Base	With Project	With Project + OCC Sensitivity
Site Access	SJ1	0	1926	7678
White Post Road	SJ1 (North arm)	7079	8754	11188
White Post Road	SJ1 (South arm)	7079	8754	8607
Sycamore Drive	SJ2 (North arm)	5850	5997	5997
Bankside	SJ2 (East arm)	10115	11162	12870
Northbound slips	SJ2 (South arm)	5813	6295	7020
Bankside	SJ2 (West arm)	6956	8631	11065
Southbound slips	SJ3 (North arm)	6993	7674	9382
Bankside	SJ3 (East arm)	12143	12509	12509
College Fields Dev	SJ3 (South arm)	3159	5535	5535
Bankside	SJ3 (West arm)	10545	11592	13300
Oxford Road	SJ4 (North arm)	30037	30225	30582
Canal Lane	SJ4 (East arm)	209	209	209
Oxford Road	SJ4 (South arm)	30160	30348	30705
Broad Gap	SJ4 (West arm)	1635	1635	1635
Oxford Road	SJ5 (North arm)	30356	30545	30901
College Fields Dev	SJ5 (East arm)	2974	5592	5592
Oxford Road	SJ5 (South arm)	28464	28841	29295
Weeping Cross	SJ5 (West arm)	3146	3335	3433
High Street	SJ6(North arm)	4166	4355	4687
Broad Gap	SJ6(East arm)	1450	1450	1450
High Street	SJ6 (South arm)	3159	3347	3679
White Post Road	SJ7 (North arm)	4572	4823	4676
High Street	SJ7 (South arm)	4166	4355	4687
Wykham Lane	SJ7 (West arm)	3060	3102	0
Oxford Road	SJ8 (North arm)	23978	24857	N/A
Hightown Road	SJ8 (East arm)	7927	8021	N/A
Oxford Road	SJ8 (South arm)	28230	29204	N/A
Horton View	SJ8 (West arm)	6452	6452	N/A
Oxford Road	SJ9 (North arm)	21962	22475	N/A
Upper Windsor Street	SJ9 (East arm)	12524	12890	N/A

Link		Annual Average Daily Traffic (AADT)		
Name	Location	Base	With Project	With Project + OCC Sensitivity
Oxford Road	SJ9 (South arm)	25907	26787	N/A
Oxford Road	SJ10 (North arm)	21704	22165	N/A
Oxford Road	SJ10 (South arm)	21065	21578	N/A
Bloxham Road	SJ10 (West arm)	15559	15611	N/A
Horse Fair	SJ11 (North arm)	24887	25170	N/A
High Street	SJ11 (East arm)	12204	12361	N/A
South Bar Street	SJ11 (South arm)	19172	19633	N/A
West Bar Street	SJ11 (West arm)	10225	10246	N/A
Southam Road	SJ12 (North arm)	14920	15150	N/A
Castle Street	SJ12 (East arm)	15817	15817	N/A
North Bar Street	SJ12 (South arm)	25489	25772	N/A
Warwick Road	SJ12 (West arm)	16505	16558	N/A
Cherwell Street	SJ13 (east Arm)	27431	28164	N/A
Swan Close Road	SJ13 (South arm)	18963	19330	N/A
Upper Windsor Street	SJ13 (west arm)	12892	13259	N/A
Concord Avenue	SJ14 (North arm)	30037	30602	N/A
Bridge Street	SJ14 (East arm)	7116	7283	N/A
Cherwell Street	SJ14 (South arm)	26903	27636	N/A
Bridge Street	SJ14 (West arm)	16297	16297	N/A
Unnamed Road	SJ15 (North arm)	787	787	N/A
Hennef Way	SJ15 (East arm)	62482	63048	N/A
Concord Avenue	SJ15 (South arm)	30578	31143	N/A
Hennef Way	SJ15 (West arm)	46604	46604	N/A

Table C8.3: Assessment Traffic, 2025, AADT

Effect on Road Users

- 8.6.13 Traffic flows are anticipated to increase on White Post Road in the vicinity of the Project as a result of the proposed development. Bishop Loveday CE Primary School takes access from White Post Road in the vicinity of the Project. A parking survey was undertaken on White Post Road to determine the existing on street parking demand in the vicinity of the proposed Site access. The results of the survey are presented in the AHA TA (ES Vol 2, Appendix 8.1). The parking survey data demonstrated that the

section of White Post Road in the vicinity of the Project Site access, is heavily parked on both sides of the road.

8.6.14 Consequently, it is proposed that waiting restrictions are introduced in the vicinity of the proposed Site access to ensure that parked vehicles have no detrimental impact on the operation of the proposed Site access junction. It is also proposed that car parking is provided within the Project to accommodate parking displaced by the proposed waiting restrictions.

8.6.15 ASSESSMENT:- SUBSTANTIAL BENEFICIAL

Effect on Pedestrian and Cyclists

8.6.16 Traffic flows on White Post Road are anticipated to increase by circa 20-27% in the vicinity of the Project as a result of the proposed development in the AM & PM peak hours. Existing traffic flows are relatively low on White Post Road in the vicinity of the Project (circa 610 & 485 2-way, AM & PM peaks respectively). The generated traffic flows from the Project are considered to have a negligible to slight adverse impact on pedestrians and cyclists on White Post Road, in the context of severance, pedestrian delay/amenity and fear and intimidation.

8.6.17 ASSESSMENT:- NEGLIGIBLE TO SLIGHT ADVERSE

8.7 MITIGATION MEASURES

Construction

8.7.1 A range of good practice measures will be implemented in order to minimise the impact of additional traffic movements generated by construction workers and delivery vehicles. These measures will include:

- Implementation of a construction strategy which will minimise the amount of waste generated (eg by precision building, use of pre-fabrication, re-use of materials on Site)
- Implementation of a waste management strategy during demolition and construction works
- Local sourcing of materials, labour and disposal sites to reduce the distance travelled by construction traffic, where possible
- The controlled routing of heavy vehicles to and from the development with routes agreed with the highway authority prior to construction commencing.

8.7.2 Standard measures will also be implemented to minimise the impact of construction works on road users. These measures will include:

- Restricted speed limits, where necessary
- Use of warning signs in accordance with Chapter 8 of the Traffic Signs Manual
- Use of temporary traffic control, where necessary

- Deployment of road sweepers to reduce and remove dust/mud.

Operational

8.7.3 Development traffic will increase as the Project is developed. As set out previously, it is proposed that waiting restrictions are introduced in the vicinity of the proposed Site access to ensure that parked vehicles have no detrimental impact on the operation of the proposed Site access junction. It is also proposed that car parking is provided within the Project to accommodate parking displaced by the proposed waiting restrictions.

8.7.4 The Project also includes the implementation of a Travel Plan to encourage sustainable travel.

8.8 RESIDUAL EFFECTS

Construction Effects

8.8.1 Contractors would be required to implement strategies to minimise the potential effects of construction works on pedestrians and drivers. Notwithstanding this, there would be negligible to short term slight adverse residual effects on pedestrians and drivers due to construction activity.

8.8.2 Upon occupation of the Project, there would be increased volumes of traffic on the local highway network with some increases in delays.

Operational Effects

8.8.3 Upon occupation of the Project, there would be increased volumes of traffic on the local highway. The mitigation measures proposed would ensure that the potential traffic impact associated with the Project can be satisfactorily accommodated.

8.8.4 OCC in their 1 April 2015 pre-application consultation response set out that:

"It's envisaged that a new bus route will be introduced along the new spine road, and this is currently conceived as a two-way loop from the Town centre to the Town Centre via Bloxham Road, the Spine Road, Bankside and a new link along Tramway Road to the Rail Station and thence to the Town Centre. It is possible that this route could be cross-linked with other bus services, to provide direct access to workplaces to the north or east of the Town Centre. This new bus service would be procured on a pump-priming basis, to ensure that it became fully commercially viable after a few years. Bus stop infrastructure will be required and it is recommended the location of the stops is identified at an early stage. It is imperative the spine road is provided in a manner able to accommodate the bus service efficiently. Therefore due consideration must be given to its width and alignment."

8.8.5 The internal road network within the proposed development and the adjoining Wykham Park Farm scheme is to be subject to reserved matters applications. However, it is proposed that the main access road serving the proposed development comprises a 6.75m wide carriageway. This would satisfy bus operator requirements. The access arrangements shown on Drg No 1361/21 (priority junction) and Drg

No 1361/12/A (roundabout) in the AHA TA (ES Vol 2, Appendix 8.1) both show Site access roads with a width of 6.75m.

- 8.8.6 Any future diversion of an existing bus route will provide additional patronage from residents and visitors of the Project and will have a moderate beneficial effect on public transport.
- 8.8.7 The adjacent Wykham Park Farm scheme includes a primary school and local centre. If there is a link road connection between the proposed development and the Wykham Park Farm scheme then the primary school and local centre will be within a convenient walk or cycle ride for residents of the proposed development.
- 8.8.8 The internal layout of the Project is subject to reserved matters approval but safe and convenient walking and cycle routes will be provided on Site and links to the existing PROW and cycle network will be introduced. The proposals will have a moderate beneficial effect on walking and cycling in the area.
- 8.8.9 The implementation of a Travel Plan provides good opportunity for residents and visitors of the Project to undertake sustainable non-car trips and will have a substantial beneficial effect.

8.9 CUMULATIVE EFFECTS

- 8.9.1 The cumulative impact of the Project and other developments on the TA study junctions is considered. The cumulative traffic flows take into account:
- Traffic counts,
 - Forecast background growth for Banbury,
 - Traffic generated by committed developments,
 - Traffic generated by the project.
- 8.9.2 A full account of the committed developments is provided in the accompanying Committed Development Report produced by AHA and included as Appendix 8.3 to this ES.
- 8.9.3 Additional testing is undertaken which takes into account all of the above plus traffic generated by the Banbury 17 sites to the west of the Project site. This test is referred to as the OCC Sensitivity Test.
- 8.9.4 Junction modelling of the impact of development traffic on the highway network is undertaken. The results of the assessments are detailed in the AHA TA (ES Vol 2, Appendix 8.1). The junction assessments presented below do not consider the Banbury 17 Allocation Sites. This is considered later in this chapter as the OCC Sensitivity Test.
- **SJ1: Site Access/White Post Road**
Operates with a high level of spare capacity and negligible queues/delays in the 2025 AM & PM peak hour With Development situations

ASSESSMENT: NEGLIGIBLE

- **SJ2: Bankside/Oxford Road N'bound Slips/White Post Road/Sycamore Drive**

Operates with a high level of spare capacity and negligible queues/delays in the 2025 AM & PM peak hour Base situations and continues to do so if the proposed development is implemented.

ASSESSMENT: NEGLIGIBLE

- **SJ2A: Oxford Road/Northbound Slips**

Operates with spare capacity the 2025 AM & PM peak hour Base situations and continues to do so if the proposed development is implemented.

ASSESSMENT: NEGLIGIBLE

- **SJ3: College Fields Access/Oxford Road Southbound Slips/Bankside**

SJ3 is presently a 'triangle' of priority controlled junctions. SJ3 will be converted to a 4-arm roundabout junction to provide access to part of the College Fields development. The permitted roundabout junction is predicted to operate with spare capacity and negligible queues/delays in the 2025 AM & PM peak hour Base situations, and continues to do so if the proposed development is implemented.

ASSESSMENT: NEGLIGIBLE

- **SJ3A: Oxford Road/Southbound Slips**

Operates with spare capacity the 2025 AM & PM peak hour Base situations and continues to do so if the proposed development is implemented.

ASSESSMENT: NEGLIGIBLE

- **SJ8: Hightown Road/Oxford Road/Horton View**

Operates in an acceptable manner in both the 2025 AM & PM peak hour Base situations and continues to do so if the proposed development is implemented.

ASSESSMENT: SLIGHT ADVERSE

- **SJ9: Upper Windsor Street/Oxford Road**

Operates in an acceptable manner in both the 2025 AM & PM peak hour Base situations and continues to do so in the corresponding With Development situations.

ASSESSMENT: SLIGHT ADVERSE

- **SJ13: Swan Close Road/Upper Windsor Street**

Operates in an acceptable manner in both the 2025 AM & PM peak hour Base situations and continues to do so in the corresponding With Development situations.

ASSESSMENT: SLIGHT ADVERSE

8.9.5 The junction modelling results demonstrate the Project is expected to have a negligible to slight adverse impact on the local highway network.

OCC Sensitivity Test: Banbury 17 Allocation Sites

8.9.6 The OCC Sensitivity Test takes into account the traffic flows set out in para 8.9.1, including the committed developments outlined in the Committed Development Report produced by AHA and included as Appendix 8.3 to this ES. The traffic flows associated with the 3no Banbury allocations set out in para 8.6.8 are also included to form the OCC Sensitivity Test flows. The OCC Sensitivity Test is undertaken for the junctions in the immediate vicinity of the Project. The junction modelling results, including the OCC Sensitivity Test, demonstrate the Project is anticipated to have a negligible to slight adverse impact upon the local highway network.

- **SJ1: Site Access/White Post Road**

If the Project Site access road eventually forms a connection with the internal road network within the Wykham Park Farm scheme then this will have the effect of creating a 'link' road between White Post Road and Bloxham Road. In this situation the simple priority controlled 'T' junction shown on Drg No 1361/21 in the AHA TA (ES Vol 2, Appendix 8.1) is unlikely to have the capacity to accommodate predicted traffic flows and a roundabout junction is likely.

The proposed roundabout junction modelling demonstrates that it is predicted to operate with spare capacity and small queues/delays in the 2025 AM & PM peak hour OCC Sensitivity Test situation.

ASSESSMENT: NEGLIGIBLE

- **SJ2: Bankside/Oxford Road N'bound Slips/White Post Road/Sycamore Drive**

Operates with a high degree of spare capacity and with small queues/delays in the 2025 AM & PM peak hour OCC Sensitivity Test situations.

ASSESSMENT: NEGLIGIBLE

- **SJ2A: Oxford Road/Northbound Slips**

Operates within capacity and with modest queues in the 2025 AM & PM peak hour OCC Sensitivity Test situations.

ASSESSMENT: SLIGHT ADVERSE

- **SJ3: College Fields Access/Oxford Road Southbound Slips/Bankside**

SJ3 is presently a 'triangle' of priority controlled junctions. SJ3 will be converted to a 4-arm roundabout junction to provide access to part of the College Fields development. The permitted roundabout junction is predicted to operate with a high degree of spare capacity and with small queues/delays in the 2025 AM & PM peak hour OCC Sensitivity Test situations.

ASSESSMENT: NEGLIGIBLE

- **SJ3A: Oxford Road/Southbound Slips**

Operates operate within capacity and with modest queues in the 2025 AM & PM peak hour OCC Sensitivity Test situations.

ASSESSMENT: SLIGHT ADVERSE

- 8.9.7 The junction modelling results demonstrate the OCC Sensitivity Test is expected to have a negligible to slight adverse impact on the local highway network.

8.10 STATEMENT OF EFFECTS

- 8.10.1 As a result of the proposed design measures, the effects of the Project on the surrounding local highway network will not result in any significant adverse effects.
- 8.10.2 All construction traffic to and from the Project will be controlled by a routing agreement. There will be a temporary negligible to short term slight adverse residual effect on pedestrians and drivers due to construction activity for both the With Development and OCC Sensitivity Test scenarios.
- 8.10.3 The operational phase of the Project (upon completion and occupation) will result in an increase in traffic flows on local roads in the immediate vicinity of the Project. The traffic flows are assessed during the busiest periods of the local highway network, the AM & PM peak periods. The summary of junction modelling results demonstrates the Project with cumulative effects and OCC Sensitivity Test scenarios will result in a negligible to slight adverse impact on the local highway network.
- 8.10.4 The site layout is subject to reserved matters approval. However, it is proposed that the main access road serving the proposed development comprises a 6.75m wide carriageway. This would satisfy bus operator requirements enabling bus penetration into the Project. This would have a moderate beneficial effect. The internal layout will provide safe and convenient walking and cycle routes and links to the existing PROW and cycle network will be introduced. The proposals will have a moderate beneficial effect on walking and cycling in the area.
- 8.10.5 The adjacent Wykham Park Farm scheme includes a primary school and local centre. If there is a link road connection between the proposed development and the Wykham Park Farm scheme then the primary school and local centre will be within a convenient walk or cycle ride for residents of the proposed development. This will provide a moderate beneficial effect.
- 8.10.6 The implementation of waiting restrictions on White Post Road and the proposed car park on the Project Site to accommodate parking displaced by the waiting restrictions will create a safer environment on White Post Road. This will have a substantial beneficial effect on the operation of White Post Road in the vicinity of the Project.
- 8.10.7 The implementation of a Travel Plan provides good opportunity for residents and visitors of the Project to undertake sustainable non-car trips and will have a substantial beneficial effect.

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9.1 INTRODUCTION

9.1.1 The requirement for cumulative assessment is stated in the following legislation:

- Directive 85/337/EEC requires the assessment of *'the direct effects and any indirect, secondary, cumulative, short, medium and long term permanent or temporary, positive and negative effects of the project'*;
- Directive 97/11/EC states that criteria for assessment includes *'the cumulation with other projects'*;
- The EIA Regulations 2011 state that, *'the characteristics of the development must be considered having regard, in particular to...the cumulation with other development'*; and
- Directive 2014/52/EU states that *'the description of the likely significant effects ... should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project'*.

9.1.2 This chapter provides an assessment of the potential cumulative effects of the proposed development in conjunction with effects arising from other developments in the surrounding area.

9.2 EFFECTS

9.2.1 The Project includes measures (both design and operation proposals) to ameliorate any otherwise adverse environmental effects or enhance beneficial effects. The Project Description of the ES (Chapter 3) and Design and Access Statement submitted with the application describe the Project.

9.2.2 This EIA has found that the Proposed Development would have few residual effects of more than minor significance, whether adverse or beneficial. The potential for cumulative impacts arising as a result of the Proposed Development in combination with development of additional and adjacent sites in the immediate area, have been considered as part of the environmental assessments undertaken within this ES.

Socio-Economic

9.2.3 No residual adverse socio-economic effects would arise. Major beneficial effects on the housing market are described, while moderate beneficial effects on the labour market (both during the construction phase and more permanently) are also predicted in the socio-economic report included with the application submission documents.

Landscape and Visual

9.2.4 The significance of effect in Landscape and Visual terms can be found within Chapter 6 of the ES, the outline application is also supported by a Landscape and Visual Impact Assessment. It was concluded that the development proposals would not give rise to any unacceptable effect on landscape and visual receptors.

- 9.2.5 Overall it is considered that the development will generally have a residual significance of effect ranging from moderate to moderate/minor upon the visual environment and that effects will be mostly limited to the immediate setting of the site
- 9.2.6 With regard to the effect of the proposals on the landscape character, it is considered that the development of the site in this location would not cause undue detrimental effects to the localised or wider character reviewed in the baseline assessment. It is considered the significance of effect upon landscape character to be moderate on a low-moderate receptor. The proposals represents an appropriate and logical addition to the urban settlement that will not compromise the integrity of the surrounding open countryside nor the heritage assets of either Banbury or Bodicote.
- 9.2.7 The local level cumulative effect assessment has found a moderate cumulative significance of effect in terms of landscape character and that the immediate southern hinterland of Banbury has the capacity to accept the cumulative large scale development of the types proposed. The various cumulative sites are generally well contained and integrated within their receiving environment with an overall residual cumulative effect of moderate to moderate/minor in terms of visual impact.
- 9.2.8 The district level visual cumulative effect is considered to be minor and indeed would not be considerably greater than the individual significance of effect considered in isolation. At a district level it is considered the cumulative effect on landscape character is moderate/minor to minor.
- 9.2.9 It is considered that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location, is supportable from a landscape and visual perspective, and therefore meets the landscape requirements of both national and local planning policy.

Historic Environment

- 9.2.10 The Historic Environment issues arising from the scheme have been considered within Chapter 7 of the ES and the accompanying Heritage and Archaeological Desk Based Assessment. It was concluded that the development proposals would not give rise to any unacceptable effect on any designated or non-designated heritage asset, and would not result in any significant cumulative effects.

Traffic and Transport

- 9.2.11 The transport and access issues arising from the scheme have been considered within Chapter 8 of the ES and the accompanying Transport Assessment and Travel Plan.
- 9.2.12 The effect of the construction phase has been considered in terms of construction traffic on the highway network. The conclusion reached was that the effects would be short-term, localised and be slightly adverse in nature. Further, mitigation will be provided in the form of a traffic management plan to reduce the effects of the construction phase.

- 9.2.13 The cumulative impact of the Project and other developments on the TA study junctions is considered. The cumulative traffic flows take into account, traffic counts, forecast background growth for Banbury, traffic generated by committed developments (as set out in Appendix 8.3) and the traffic generated by the Project. Additional testing has also been undertaken which takes into account all of the above plus traffic generated by the emerging allocations to the west of the Project site. This test is referred to as the OCC Sensitivity Test.
- 9.2.14 The traffic generated by the scheme has been assessed and considered in terms of the impact on traffic flows, highway safety and delay on the highway network. Overall, it is forecast that there would generally be a negligible to minor impact, with mitigation offered by the sustainable transport measures proposed as part of the development, including the Residential Travel Plan.
- 9.2.15 The junction modelling results, including the OCC Sensitivity Test, demonstrate the Project is anticipated to have a negligible to slight adverse impact upon the local highway network.
- 9.2.16 Although the site layout is subject to reserved matters, it is proposed that the main access road serving the proposed development comprises a 6.75m wide carriageway. This would satisfy bus operator requirements enabling bus penetration into the Project. This would have a moderate beneficial effect. The internal layout will provide safe and convenient walking and cycle routes and links to the existing PROW and cycle network will be introduced. The proposals will have a moderate beneficial effect on walking and cycling in the area.
- 9.2.17 The adjacent Wykham Park Farm scheme, currently the subject of a live application, includes a primary school and local centre. If there is a link road connection between the proposed development and the Wykham Park Farm scheme then the primary school and local centre will be within a convenient walk or cycle ride for residents of the proposed development. This will provide a moderate beneficial effect. The implementation of waiting restrictions on White Post Road and the proposed car park on the Project Site to accommodate parking displaced by the waiting restrictions will create a safer environment on White Post Road. This will have a substantial beneficial effect on the operation of White Post Road in the vicinity of the Project. The implementation of a Travel Plan provides good opportunity for residents and visitors of the Project to undertake sustainable non-car trips and will have a substantial beneficial effect.
- 9.2.18 As a result of the proposed design measures/mitigation, the effects of the Project on the surrounding local highway network will be reduced and will not result in any significant adverse effects.

9.3 SUMMARY

- 9.3.1 The ES demonstrates that significant beneficial effects are substantial, significant adverse effects are limited and beneficial effects outweigh adverse effects.
- 9.3.2 Overall, the proposed development constitutes a sustainable, high quality development that will help CDC to meet its identified housing need and there are no overriding reasons why planning permission should not be granted.

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Chapter 10: Conclusion
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10.1 Conclusion

- 10.1.1 The proposed development has been assessed under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (SI2011/1824). CBC stated that due to the developments size, scale and character which, when considered cumulatively with existing committed residential development in the area and the expansion of Banbury through the emerging allocation, there is the potential for cumulative impacts to arise. The ES was also required owing to potential impacts on the historic environment.
- 10.1.2 The project will constitute a high quality residential development complete with associated open space requirements to meet the community needs as part of a cohesive green infrastructure development. The planning application is submitted in outline and seeks planning approval for up to 280 new homes, together with children's play space, youth games court, land for a cricket pitch and amenity green spaces. Further details can be found within the Design and Access Statement submitted with the planning application.
- 10.1.3 A socio-economic assessment has been prepared by Regeneris Consulting and assesses the socio-economic impacts of the development. This document is submitted as part of the planning application. It concludes that there are several significant benefits arising from the scheme, including investment in construction, construction employment, increased public spending in Banbury and the wider Cherwell District and new homes bonus to the Council.
- 10.1.4 The technical areas identified as requiring assessment as a result of the screening opinion and additional assessment where Landscape and Visual, impact on the Historic Environment and Traffic and Transport.
- 10.1.5 The traffic and transportation assessment (ES Chapter 8), which included the cumulative effect of the proposed development in conjunction with the emerging allocations to the south of Banbury concluded that subject to mitigation measures, the proposed development in conjunction with other committed developments in and around Banbury will have no significant adverse impacts on the local highway network. The impact upon the local highway network is assessed as negligible to slight adverse, with several benefits arising as a result of the project.
- 10.1.6 The Landscape and Visual assessment (ES Chapter 6) concludes that there will be changes in character to the landscape and views during construction, an inevitable consequence of the residential development of a previously agricultural field. It is considered that the residual effect of the proposals upon these wider landscape character and visual environment will be minor to negligible.
- 10.1.7 The Heritage Assessment (ES Chapter 7) concludes that the residual effect on archaeological remains will be moderate adverse once mitigation is implemented. It is also possible that there would be minor adverse/negligible effects on the setting of listed buildings, Bodicote Conservation Area and the non-designated Heritage Asset of the Salt Way, although any harm would be clearly less than substantial. The proposals offer a high degree of separation from the designated assets

and through the careful design of the proposals at the reserved matters stage, the impact on these assets could be reduced yet further.

- 10.1.8 The only cumulative effects of significance are to the local landscape character and visual change. The Local Level Cumulative Effect (including the entire Banbury 17 allocation) in terms of landscape character is considered to be moderate adverse, but it is concluded that the southern hinterland of Banbury has the capacity to accept the cumulative large scale development of the types proposed. The potential Local Level Cumulative Effect (including the entire Banbury 17 allocation) in terms of Landscape Visual Effect is considered to be moderate adverse. The various cumulative sites of Banbury South are generally well contained and integrated within their receiving environment.
- 10.1.9 In consideration of potential cumulative effects on landscape character at the local and district level, it is inevitable that there will be a high magnitude of change in land use with agricultural land giving way to residential development. However the large scale development proposals correspond to strategic housing allocations and are identified as having good capacity to accommodate residential development within the CDC landscape sensitivity assessments. This is reinforced through the site's incorporation as an allocated site within the emerging Local Plan.
- 10.1.10 Overall, the proposed development constitutes a sustainable, high quality development that will help CDC to meet its identified housing need on an allocated site and there are no overriding reasons why planning permission should not be granted.